

Crown Pastoral Land Tenure Review

Lease name : REDCLIFFE

Lease number : PC 141

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.

June

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

REDCLIFFE PASTORAL LEASE

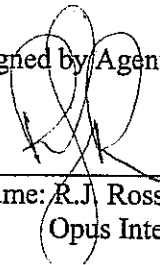
Mila

File Ref: CON 50214/09/12783/A ZNO-01 Report No: CH0004 Report Date: 6/11/2000
Office of Agent: CHRISTCHURCH LINZ Case No: 00/ Date sent to LINZ: 14/11/2000

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) Registration of a Memorandum of Variation against the Pastoral lease to record the review of rental accepted by the lessee in 1997.
 - b) The surrender of the 4950 hectares (subject to survey) required under the 1986 unregistered Run Plan.
3. That the Commissioner of Crown Lands or his delegate note the following issues that have been identified as a result of the file search:
 - a) The possible impediment to public access by a private power Scheme within the margins of the Redcliff Stream.
 - b) A history of Nassella Tussock infestation on the Rakaia River boundary.
4. That the Commissioner or his delegate note the following matters:
 - a) That a recommended Conservation Covenant approved on subdivision of the parent lease in 1986 to protect two wetlands at "Cookies Flat" has not been negotiated
 - b) That the lesser waterways as defined on SO 17637 are subject to Section 58 of the Land Act 1948 by virtue of a notation on the plan and marginal strips would have to be laid off following survey for disposition purposes.

Signed by Agent:



Name: R.J. Ross
Opus International Consultants Limited

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

Name: _____
Date of Decision: / /

1. Details of Lease:

Lease Name: REDCLIFFE STATION

Location: On Rakaia Gorge Road approximately 36 kilometres from Methven.

Lessee: William Hugh Duncan ENSOR and Sarah Helen ENSOR as tenants in common in equal shares.

Tenure: Pastoral Lease pursuant to Section 66 of the Land Act 1948 and registered under Section 83 of the Land Act 1948.

Term: 33 years from 1 January 1987 (Expiring 31 December 2019).

Annual Rent: \$7875.00 plus GST.

Rental Value: \$350,000.00

Date of Next Review: 31 December 2008.

Land Registry Folio Ref: CL 33A/1191 (Canterbury Land Registry).

Legal Description: Section 18 SO 17367, and Sections 19 and 20 SO 17642 situated in Block XI Glenrock, Blocks IV, VIII, XII and XVI Somers, Blocks I, II, III, IV and V Hutt Survey Districts.

Area: 9192 .2870 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
P40	1	1	13/05/43	257	15/08/56
P40	2	258	-	349	13/12/78
P40	3	350	23/02/79	439	17/02/86
P40	4	440	20/02/86	-	19/10/90
P141	1	1	01/10/86	-	01/01/00

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

File Reference CON/50214/09/12783/A-ZNO-01

Volume 1

First Folio No. 1

Date 29/10/98 (Comprises tenure Review file extracts)

Other relevant files held by LINZ:

File Reference	Volume	First Folio No.	Date	Last Folio No.	Date
Pc 141/1	1	1	29/10/98	-	08/11/99
Pc 141/1	2	-	29/10/98	-	08/11/99
5200/D13/R04-DNO	1	-	20/07/94	-	01/01/98
CPL/04/10/12783-ZCH	1	-	-	-	Current
CPR/01/01/20/67-ZNO	1	-	-	-	Current

3. Summary of Lease Document [CL 33A/1191]:

3.1 Terms of Lease:

Stock Limitation in Lease:

4100 sheep.

Commencement date:

1 January 1987. This is the renewal lease of a subdivision of the original Glenrock Pastoral Lease (P 40 – CL 574/70).

Rental Value and Annual Rent

It is noted that a Memorandum of Variation has not yet been registered against the lease to notify the rental review (operative from 1 January 1998). *There are no other special provisions in the Lease.*

A copy of the lease is attached as *Appendix 1*.

3.2 Area Adjustments

There have been no adjustments to the Lease since issue of the renewal lease.

3.3 Registered Interests

Mortgages:

- | | |
|--------------------|--|
| Mortgage 875102/7 | to Rural Banking and Finance Corporation (registered May 1990). |
| Mortgage 875102/12 | to Charles Robert Ensor and William Hugh Duncan Ensor (registered May 1990.) |
| Mortgage A309368.2 | to Rabobank New Zealand Limited (registered July 1997 and variation ` registered August 2000) |

Land Improvement Agreements:

There are no Land Improvement Agreements or similar type of agreements registered against the Lease. A Land Improvement Agreement executed between the lessees and the North Canterbury Catchment Board (Canterbury Regional Council) has not been registered. *Refer 3.4 below.*

3.4 Unregistered Interests

Recreation permits

There are no recreation permits over this lease.

Land Improvement Agreement

A Run Plan [ref SWC Plan 703790](1986/87) between the North Canterbury Catchment Board and the lessee. See Section 8.2 below.

Unsecured debts

Not known.

4 Summarise any Government programmes approved for the lease:

The unregistered Run Plan for Redcliffe (SWCP 703790) was executed by the lessees' on 20 January 1987. The proposals in the Plan included retirement and surrender of 4950 ha of Class VII and VIII land together with 3 km of retirement fencing, oversowing and topdressing of 273 ha to provide grazing for displaced stock, erection of 7 km of soilcon fencing and 2 km of windbreaks.

The property is not involved in the Rabbit and Land Management programme.

5 Summary of Land Status Report:

The Land Status Report by Knight Frank (NZ) Limited confirms the status as Crown Land under the Land Act 1948 subject to Pastoral Lease CL 33A/1191.

Knight Frank identified the following items that require consideration in the context of due diligence:

- 1) Legal Road not contiguous with the current stream bank (McLennan Creek) and legal road in isolation, not formed. Early file correspondence indicates this isolated legal road be transferred (Local Government Act 1974) and incorporated into the pastoral lease.
- 2) Prior Pastoral lease 574/70 carries the memorial in respect to a Land Improvement Agreement, document No. 306609/1 (1207 ha). This area is now defined as Section 21, SO 17637 and as such is no longer in the current lease. Although Section 21 had no formal surrender or discharge from either CL's 574/70 or 33A/1191, the agreement is redundant. This memorial has not been brought against the current lease.
- 3) Area identified for surrender (Part Section 18, SO 17637 approx 4950 ha). This coupled with a potential survey, has not occurred to date.
- 4) Reconciliation of boundary fencing can only be identified upon survey.
- 5) Lease file CCL recommendation (1985), identifies an area of wetland for a conservation covenant referred to as, "Cookies Flat" east of Redcliffe Stream. No conclusion.
- 6) NZ Gazette 1954 page 1299 formalises a licence to establish a Power Generation Scheme on Cascade Stream Block I Hutt SD, expiring March 1976. There is no plan to support its location. It is raised again in (1988) as being located on Redcliffe Stream and may fall, in the area of Marginal Strip protection?
- 7) Current compiled definition of Section 18 SO 17637 & Sections 19 and 20 SO17642, are only adequate in respect to the current Pastoral lease definition.

Copy of the Land Status Report attached as *Appendix 2* [minus enclosures].

6 Review of Topographical and Cadastral Data:

A review of the topo and cadastral plans attached to the Land Status Report show no communication sites, long distance transmission lines, huts, airstrips, water races or historical sites.

6.1 Marginal Strips

The Land Status Report records that there is no memorial on the lease and that Section 58 strips are laid off along the Rakaia, North Branch Ashburton, Swift, and Little Rivers, Redcliffe and Hutt Streams and Waterfall Creek on SO's 17637 and 17642. The lesser waterways are defined on SO 17637 (1988) are not laid off but are subject to Section 58 by virtue of the notation on the plan. It is further recorded that this "memorial" has no substance without a one chain strip being laid off by definition on a plan in the Chief Surveyors records.

The Section 58 strips are now deemed to be Marginal strips under the Conservation Act 1987.

6.2 Fenced Boundaries v Legal Boundaries

There would appear to be some minor deviations.

6.3 Legal Roads – formed and paper

The Land Status Report indicates that there are unformed legal roads and some road formations that do not follow the legal line in the vicinity of McLennan Creek.

7 Details of any Neighbouring Crown or Conservation Land:

Apart from Marginal strips along the Redcliffe Stream and only other neighbouring Crown Land areas are the retirement area of 4950 ha (See Section 8.2 below) and Section 21, SO 17637 1240 ha, which has been surrendered from the lease and is now held for conservation purposes.

8 Summarise any uncompleted actions or potential liabilities:

8.1 Memorandum of Variation – Review of Rent

On 11 March 1997 the CCL approved a recommendation for a rental review effective from 1 January 1998. The lessee on 16 May accepted the values set out in the review notice and the new rental payable. A current search of the lease has confirmed that a Memorandum of Variation has not been registered although the lessee has been paying the correct rent.

8.2 Formal surrender of 4950 ha of land destocked and retired in accordance with Run Plan

In 1987 the North Canterbury Catchment Board [now the Canterbury Regional Council] negotiated a new run plan over Redcliffe. This required the destocking and surrender of 4950 ha (subject to survey) on provision of off site grazing.

While the off site grazing has been provided and DOC are currently managing the 4950 ha it has not been formally surrendered from the lease.

8.3 Power Scheme at Redcliffe Stream

NZ Gazette 1955 Page 1299 authorised the then lessee Duncan Ensor to use water from Redcliffe Stream for the purposes of Generating Electricity and to erect and use certain electric lines pursuant to the Public Works Act 1928 until 31 March 1976.

It is unclear whether or not this operation was ever developed and if it was whether or not it still exists. A work of this nature would impact on access if it impeded on to the marginal stream.

8.4 Proposed Conservation Covenant - Wetlands at Cookies Flat

The Head Office Committee of the Land Settlement Board (Case No 1985/152), in considering the subdivision and transfer of the original Glenrock, approved a recommendation that the CCL be authorised to enter into negotiations with the lessee to secure a conservation covenant to prevent development of the two wetlands on Cookies Flat.

To date no covenant has been negotiated.

8.4 Nassella Tussock

This property has been subject to a Nassella tussock infestation (prevalent in early 1980's) emanating from the Rakaia River. This remains a potential liability.

APPENDICES

"RELEASED UNDER THE OFFICIAL INFORMATION ACT"

1) Search copy of Lease document.

2) Copy of Land Status Report.

RELEASED UNDER THE OFFICIAL INFORMATION ACT

Former Ref. Vol. 574 fol. 70

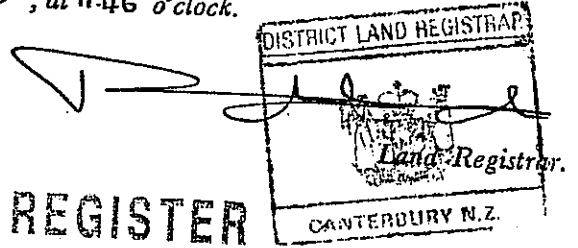
NEW ZEALAND

Entered in the Register-book, the

L. & S. Ref. No. P141

9th day of MAY 1990, at 11.46 o'clock.

9th day of MAY



Pastoral Lease under the Land Act 1948

REGISTER

This Deed, made the 14th day of December 1989 between HER MAJESTY THE QUEEN (hereinafter referred to as "the Lessor") of the one part, and WILLIAM HUGH DUNCAN ENSOR and SARAH HELEN ENSOR, both of Methven, Farmers, as Tenants in Common in Equal Shares.

(hereinafter referred to as "the Lessee"), of the other part: WITNESSETH that, in consideration of the rent hereinafter reserved, and of the covenants, conditions, and agreements herein contained and implied, and on the part of the Lessee to be paid, observed, and performed, the Lessor doth hereby demise and lease unto the Lessee, all that parcel of land containing by estimation 9192.2870 hectares more or less, situated in the Land District of Canterbury, and being SECTION 18, SO 17637 and Sections 19 and 20, SO 17642 situated in Hutt, Somers and Glenrock Survey Districts

as the same is more particularly delineated with bold black lines on the plan hereon; together with the rights,

No. 33A/1191

No. 33A/1191

RELEASED UNDER THE OFFICIAL INFORMATION ACT

casements, and appurtenances thereto belonging. TO HOLD the said premises intended to be hereby demised unto the Lessee for the term of 33 years, commencing on the 1st day of January 19 87, together with the period between the date of this lease and the aforesaid 1st day of January 19 87, YIELDING and paying therefor for the first 11 years of the said term unto the Department of Lands and Survey at Christchurch the annual rent of \$1,575 (excl of GST) payable without demand by equal half-yearly payments in advance on the 1st day of January and the 1st day of July in each and every year during the said period of 11 years, and for the next two successive periods of 11 years of the said term a rent determined in respect of each of those periods in the manner provided in Section 66 (4A) of the Land Act 1948. AND also paying in respect of the improvements specified in the Schedule hereto the sum of \$ (which has already been paid) and thereafter by instalments of \$ on the 1st day of January and the 1st day of July in each and every year.

* Land Corporation Limited
 AND the Lessee doth hereby covenant with the Lessor as follows:

1. That without derogating from or restricting the covenants contained and implied in this lease and on the part of the Lessee to be performed or complied with the Lessee will not at any time during the said term depasture on the land hereby demised more than 400 sheep which number shall not include more than breeding ewes nor more than cattle which number shall not include more than breeding cows PROVIDED HOWEVER that the Lessee may with the prior written consent of the Land Settlement Board carry such additional stock on such terms and conditions as may therein be specified subject nevertheless to the right of the Land Settlement Board to revoke or vary such consent at any time.
2. That the Lessee will at all times farm the land hereby demised in a manner to promote soil conservation and prevent erosion and will comply with the provisions of the Soil Conservation and Rivers Control Act 1941.

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

THAT pursuant to the provisions of the ~~Noxious Animals Act 1956~~ Wild Animal Control Act 1977 officers and employees of the ~~New Zealand Forest Service~~ and other authorised persons shall at all times have a right of ingress, egress, and regress over the land comprised in this lease for the purpose of determining whether such land or any adjoining land is infested with deer, wild goats, wild pigs, opossums, or other animals which the said Service is charged with the duty of exterminating or controlling, or for the purpose of destroying any such animals: Provided that such officers, employees, and other authorised persons in the performance of the said duties shall at all times avoid undue disturbance of the Lessee's stock.

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

SCHEDULE OF IMPROVEMENTS BELONGING TO THE CROWN

NIL

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

Signed by the said Commissioner on behalf of the Lessor, in the presence of—
 Witness: _____
 Occupation: _____ Commissioner of Crown Lands.
 Address: _____

Signed by the above-named Lessee, in the presence of—
 Witness: _____
 Occupation: _____ Lessee.
 Address: _____

62274J-86PTK

SEARCH COPY - 6 SEPTEMBER 2000

IN WITNESS WHEREOF the parties have hereunto subscribed their name this

14th day of December 1989.

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 DIANE FITZHARDING-JONES)
in the presence of;)

LAND CORPORATION LIMITED by its
Attorney

Diane Fitzharding-Jones

Witness: *C. Bamford*

Occupation: *Consultant*

Address: *Lacock, Christchurch*

SIGNED by the said WILLIAM HUGH)
DUNCAN ENSOR and SARAH HELEN ENSOR)
as Lessees in the presence of;)

W.D. Ensor
Lessee

Witness: *[Signature]*

Occupation: *K. R. Ayers*

Solicitor,
Address: *Christchurch*

S.H. Ensor
Lessee

Mortgage 875102/7 to Rural Banking and
Finance Corporation - 9.5.1990 at 11.46am

J. J. J. J.
for A.L.R.

Mortgage 875102/12 to Charles Robert Ensor,
William Hugh Duncan Ensor and Clyde Leslie
Sugden - 9.5.1990 at 11.46am

J. J. J. J.
for A.L.R.

A309368.1 Transfer of Mortgage 875102/12 to
Charles Robert Ensor and William Hugh Duncan
Ensor in shares

A309368.2 Mortgage to Wrightson Farmers
Finance Limited

A309368.3 Memorandum of Priority making
Mortgages A309368.2 and 875102.12 second and
third mortgages respectively

all 25.7.1997 at 1.35

J. J. J. J.
for DLR

A470062.4 Change of Name of the
mortgagee in Mortgage A309368.2 to
Rabobank New Zealand Limited

A470062.5 Variation of Mortgage
A309368.2.

all 15.8.2000 at 12.05

[Signature]
for RGL

CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

"RELEASED UNDER THE OFFICIAL INFORMATION ACT"

1. DIANE FITZHARDING-JONES of Christchurch, Property Officer

HEREBY CERTIFY -

1. THAT by Deed dated the 12th day of June 1987 copies of which are deposited in the Land Registry Offices at -

- AUCKLAND (North Auckland Registry) and there numbered B678573
- BLLENHEIM (Marlborough Registry) and there numbered 136439
- CHRISTCHURCH (Canterbury Registry) and there numbered 686366/2
- DUNEDIN (Otago Registry) and there numbered 681189/1
- GISBORNE (Poverty Bay Registry) and there numbered 167089.2
- HAMILTON (South Auckland Registry) and there numbered H734777
- HOKITIKA (Westland Registry) and there numbered 076748
- INVERCARGILL (Southland Registry) and there numbered 141782
- NAPIER (Hawkes Bay Registry) and there numbered 478751.2.
- NELSON (Nelson Registry) and there numbered 269962.1
- NEW PLYMOUTH (Taranaki Registry) and there numbered 341775
- WELLINGTON (Wellington Registry) and there numbered 860782.2

LAND CORPORATION LIMITED at Wellington carrying on the business of land management appointed me its Attorney on the terms and subject to the conditions set out in the said Deed.

- 2. THAT at the date hereof I was Property Officer of the said Corporation.
- 3. THAT at the date hereof I have not received any notice or information of the revocation of that appointment by the winding up or dissolution of the said LAND CORPORATION LIMITED or otherwise.

SIGNED at Christchurch
this 14th day of DECEMBER
1987

)
)
)

Diane Fitzharding-Jones

Register-book, title

day of May

LAND REGISTRAR

Land Registrar

WELLINGTON N.Z.

BY THE QUEEN
R and SARAH HELEN

eration of the rent
I implied, and on
and lease unto the

18, SO 17637 and

er with the rights,

No. 33A/1191

No. 33A/1191

SEARCH COPY - 6 SEPTEMBER 2000

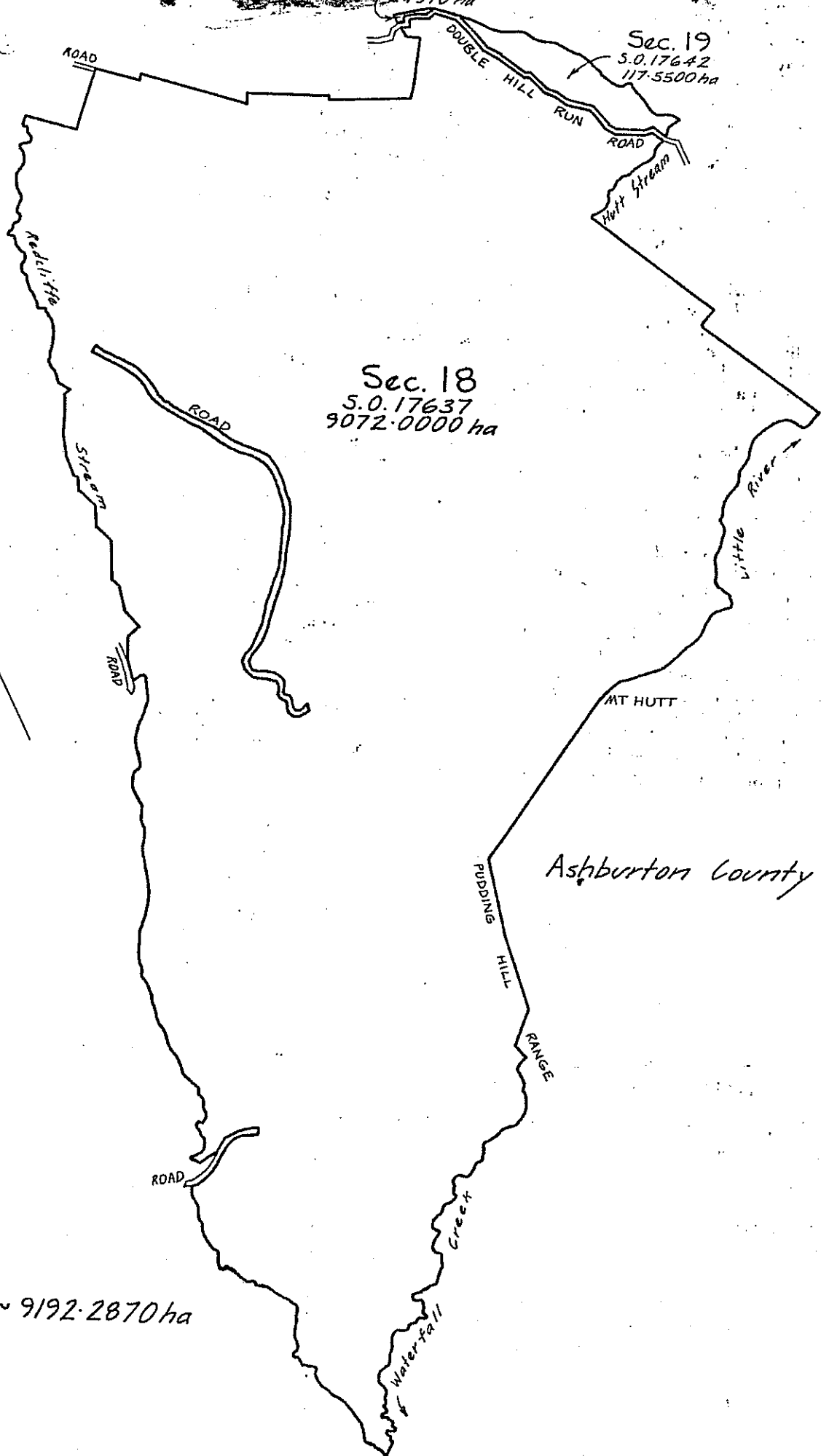
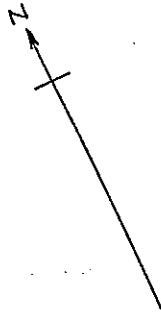
S.O. 17642
27370 ha

Sec. 19
S.O. 17642
1175500 ha

Sec. 18
S.O. 17637
90720000 ha

Ashburton County

Total Area ~ 91922870 ha



"RELEASED UNDER THE OFFICIAL INFORMATION ACT"

KNIGHT FRANK (NZ) LIMITED**Appendix A**

This report has been prepared on the instruction of Land Information New Zealand in terms of the contract number 50178 dated September 1999 and is undertaken for the purposes of the Crown Pastoral Leases Act 1998.

LAND STATUS REPORT for REDCLIFFE				[LIPS ref.12783]
Property	1	of	1	

Land District	Canterbury
Legal Description	Section 18 SO 17637, & Sections 19 & 20 SO 17642 situated in Block XI Glenrock, Blocks IV, VIII, XII & XVI Somers, Blocks I, II, III, IV & V Hutt Survey Districts.
Area	9192.2870 hectares
Status	Crown Land subject to the Land Act 1948.
Instrument of lease	All Pastoral Lease 33A/1191 pursuant to section 66 as registered under section 83 Land Act 1948.
Encumbrances	Subject to Part IVA Conservation Act 1987 upon disposition.
Mineral Ownership	Minerals remain with the Crown as the land has never been alienated since its acquisition for settlement purposes, from the former Maori owners under the Kemp purchase 1848.
Statute	Land Act 1948 & Crown Pastoral Land Act 1998.

Data Correct as at	08 October 1999
[Certification Attached]	Yes

Prepared by	Peter M King
Crown Accredited Agent	Knight Frank (NZ) Limited

KNIGHT FRANK (NZ) LIMITED

Appendix B

This report has been prepared on the instruction of Land Information New Zealand in terms of the contract number 50178 dated September 1999 and is undertaken for the purposes of the Crown Pastoral Leases Act 1998.

LAND STATUS REPORT for REDCLIFFE				[LIPS ref.12783]
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Encumbrances	Subject to Part IVA Conservation Act 1987 upon disposition.
Statute	Land Act 1948 & Crown Pastoral Land Act 1998.

Data Correct as at	08 October 1999
[Certification Attached]	Yes

Prepared by	Peter M King
Crown Accredited Agent	Knight Frank (NZ) Limited

Certification:

Pursuant to section 11(1)(l) of the Survey Act 1986 and acting under delegated authority of the Surveyor-General pursuant to section 11 (2) of that act, I hereby certify that the land described above is; Crown Land subject to the Land Act 1948.

R. Moulton

Date...15/10/1999

.....
 R Moulton, Chief Surveyor
 Land Information New Zealand, Christchurch

REDCLIFFE RESEARCH - Property 1 of 1

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

- (i) Legal road not contiguous with the current stream bank (McLennan Creek) and legal road in isolation, not formed. Early file correspondence indicates this isolated legal road to be transferred (Local Government Act 1974) and incorporated into the pastoral lease.
- (ii) Prior Pastoral Lease 574/70 carries the memorial in respect to a Land Improvement Agreement, document No. 306609/1 (1207 ha). This area is now defined as Section 21 SO 17637 and as such is no longer in the current lease. Although the Section 21 had no formal surrender or discharge from either PL 574/70 or 33A/1191, the agreement is redundant. This memorial has not been brought down against the current lease.
- (iii)) Area identified for surrender (Pt Sec 18 SO 17637 approx 4950.0ha). This coupled with a potential survey, has not occurred to date.
- (iv) Reconciliation of boundary fencing can only be identified upon survey.
- (v) Lease file CCL submission recommendation (1985), identifies an area of wetland for a conservation covenant referred to as, "Cookies Flat" east of Redcliffe Stream. No conclusion ?
- (vi) NZ gazette 1954 page 1299 formalises a licence to establish a Power Generation Scheme on "Cascade Stream" Block I Hutt SD, expiring March 1976. There is no plan to support its location. It is raised again in (1988) as being located on Redcliffe Stream and may fall, in the area of marginal strip protection ?
- (vii) Current compiled definition of; Section 18 SO 17637 & Sections 19 & 20 SO 17642, are only adequate in respect to the current pastoral lease definition.

LAND STATUS REPORT for REDCLIFFE				[LIPS ref.12783]
Property	1	of	1	

Research Data: Some Items may be not applicable

Property	1	of	1	
SDI Print Obtained				Yes
NZMS 261 Ref				K35/36
Local Authority				Ashburton District Council
Crown Acquisition Map				Kemp Purchase
SO Plan				Section 18 (SO 17637) Sections 19 & 20 (SO 17642)
Relevant Gazette Notices				N/A
CT Ref / Lease Ref				All Pastoral Lease 33A/1191.
Legalisation Cards				N/A
CLR				N/A
Allocation Maps (if applicable)				No interest identified.
VNZ Ref - if known				All assessment 24390-01200 (9192.2870ha) All assessment 24390-01200C (4454.8360ha) Canterbury Regional Council "Cleardale" river control rating area.
Crown Grant Maps				Glenrock (No date), Hutt (1879), SO 5457 (1917)
If Subject Land Marginal Strip:				<p>Note: Subject to the provisions of section 58 of the Land Act 1948 on SO 17637 & 17642. No memorial on lease.</p> <p>Rakaia River, North Branch Ashburton River, Swift River, Redcliffe Stream, Hutt Stream, Little River & Waterfall Creek form part of the boundaries while other lesser streams are clearly depicted on SO 17637 (1988) as a pecked line without a one chain strip having been laid off. In view of LINZ letter dated 13 November 1997 regarding "Lilybank" and Ministerial Co-Ordinating Committee/State Owned Enterprises paper 271 dated 31 March 1987 (Dept of Justice) it would appear this memorial to have no substance unless a one chain strip was laid off by definition on a plan in the Chief Surveyors records.</p> <p>It is interesting to note the section 58 Land Act 1948 strips were set out after the Conservation Act 1987.</p>
a) Type [Sec 24(9) or Sec 58]				
b) Date Created				
c) Plan Reference				

LAND STATUS REPORT for REDCLIFFE		<i>[LIPS ref.12783]</i>	
Property	1	of	1

Research – continued

Property	1	of	1
If Crown land - Check Irrigation Maps.		N/A	
Mining Maps		K35/36 - Prospecting Permit 39 164 currently not granted.	
If Road			
a) Is it created on a Block Plan - Section 43(1)(d) Transit NZ Act 1989		a) SO Plan: SO 2804, Topo 11G, 13G & 15G (Crown Grant).	
b) By Proc		b) Proc Plan: SO 6035	
		c) Gazette Ref: 1931 page 1704 & 3019	
Other Relevant Information			
a) Concessions - Advice from DOC or Knight Frank.		a) N/A	
b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998.		b) Subject to Part 9 Ngai Tahu Claims Settlement Act 1998. Deed of Recognition Schedule 17 Ngai Tahu Claims Settlement Act 1998 (Ashburton River) MD 116 SO 19852.	
c) Mineral Ownership		c) 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 Kemp Purchase 1848. Contained in [provide evidence]: Part PR 315 (1912) Run 119A, Part PR 399 (1920) Run 100B & Part PR 255 (1904) Run 100A are the earliest leases available after Canterbury gazette 1867 pages 159/160/161 (No.201, 264 & 329), confirmation of runs under the Canterbury Land Regulations.	
d) Other Information		d) Ad Medium Filum Aquae Rights investigated opposite Section 18 SO 17637 & Section 19 SO 17642, LINZ CH file 23/10/1 folio 8A, riverbed lands to the Crown.	



File Reference : LINZ (LIPS) 12783

4th Floor, Knight Frank House
76 Cashel Street, Christchurch
Telephone: (03) 379 9787
Facsimile: (03) 379 8440

CERTIFICATE OF AUTHORISATION

PROPERTY ADDRESS:

**REDCLIFFE - RAKAIA RIVER
CANTERBURY**

ASSURANCE

Knight Frank (NZ) Limited gives an assurance that the document attached to this certificate is in order for signature.

The decision when made will comply with the following statutory requirements:

- The New Standards & Guidelines Manuals CCPO; Legalisation/Roading, OSG Standard 1995/05.
- Land Act 1948
- Crown Pastoral Land Act 1998

In giving this assurance **Knight Frank (NZ) Limited** undertakes that all relevant policy instructions, legal requirements, court judgements and any other matters have been taken into account and applied where appropriate.

Peter M King
Crown Accredited Agent

Date: 08 October 1999

Corporate Offices

Auckland
Wellington
Christchurch

13 Offices Nationwide

International

Australia
Belgium
Botswana
China
France
Germany

Hong Kong
India
Italy
Japan
Malawi
Monaco

Nigeria
Portugal
Singapore
South Africa
Spain
Sweden

Tanzania
The Netherlands
United Kingdom
United States
of America
Zimbabwe

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PO Box 142, Christchurch
New Zealand

Knight Frank (NZ) Limited MREINZ
(An LPL Group Company)

INTERNATIONAL PROPERTY CONSULTANTS