

Crown Pastoral Land Tenure Review

Lease name : THE WOLDS

Lease number : PT 008

Due Diligence Report (including Status Report) Addendum - Part 1

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.

May 09

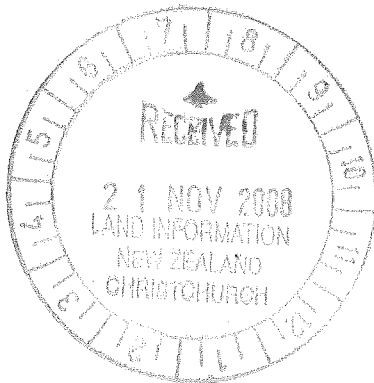
btw south

surveyors . planners . engineers . land & g.i.s services

20 November 2008

Land Information New Zealand
195 Hereford Street
Private Bag 4721
Christchurch 8140

Our Ref: S08119



Attn: Maria McEwan

Dear Maria,

Re: The Wolds – Land Status Update

Please find enclosed the completed Land Status Update prepared by BTW South for The Wolds. This assessment has been carried out in accordance with *LINZS45000: Standards to determine authority to act and record Crown Land* and has determined that there have been two changes to the status of the property since the previous land status plan was generated in 2000. These changes have been recorded on the Land Status Plan attached as Appendix 2 to the report, and discussed in the body of the report.

The attached report includes all supporting information referenced as part of our investigations into the status of the property.

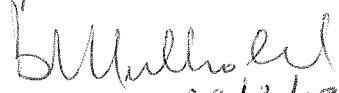
If you have any questions or queries, please do not hesitate to contact me at any time.

Yours faithfully,



Kate Scott

CCL Attached status report refers.

It is considered the recommendations in the report are correct in that the land contained in CIR CB 529/16 with ^{new} estimated area of 7,934.1619 ha is brown land under the LA 1948 subject to a lease (pastoral) issued pursuant to s. 10 of the LA for a term of 33 years (renewable) from 1/7/1951, renewed in 1984.


20/3/09

~~ACREE / DISAGREE~~


23/03/09

BTW South Ltd.

Unit B1 . Cromtrade . 2 McNulty Road . P.O Box 302 . Cromwell . 9342 . New Zealand
Phone: +64-3-445 0782 . Fax: +64-3-445 0194 . Free-phone: 0800 023 318
Email: info@btwsouth.co.nz . www.btwsouth.co.nz

LAND STATUS REPORT**Prepared in Accordance with LINZS45000****THE WOLDS PT 008**

File Ref:S08119
The Wolds**Submission No:****Submission Date:** 10 November 2008**Office of Agent:** Cromwell**Date sent to LINZ:** 20 November 2008**LINZ Case No:**

1. Details of Lease**Lease Name:** The Wolds**Lease No:** PT 008**Location:** Tekapo, South Canterbury**Lessee:** The Wolds Station Limited**Land District:** Canterbury**CIR Reference:** CB 529/16 - Lease under s83 land Act 1948**Area:** 7934.1619 hectares (subject to survey)**Tenure Review Status:** Information Gathering Stages for Preliminary Proposal**2. Background Information**

This report has been prepared on the instruction of Land Information New Zealand in terms of the statement of work dated 31st October 2008 and is undertaken for the purpose of updating the current land status plan for The Wolds. This assessment has been undertaken in accordance with the requirements of LINZS45000: Standard to Determine Authority to Act and Record Crown Land.

3. Land Status Report

Property:	THE WOLDS
Lease Reference:	PT 008
Land District:	Canterbury
Legal Description:	Pt Run 85A, Pt Run 85B, Pt Run 85B SO 10889 and Stopped Road (marked D, E SO 15479 and E, F, H SO 15480)
CIR Reference:	CB 529/16
Area:	7934.1619 ha (subject to survey)
Status:	Crown Land subject to the Land Act 1948
Registered Interests:	<p>Subject to survey</p> <ul style="list-style-type: none"> - Compensation certificate 700123 pursuant to section 17 Public Works Act 1948 (12 December 1966). - Compensation certificate 815511 pursuant to section 17 Public Works Act 1948 (22 November 1970). - Compensation certificate 867303 pursuant to section 17 Public Works Act 1948 (1 April 1972). - Compensation certificate 468794.1 pursuant to section 17 Public Works Act 1948 (25 December 1983). - Land Improvement Agreement A28846.1 under section 30(a) Soil Conservation and Rivers Control Act 1941 (15 December 1992). - Subject to section 8 of the Coal Mines Amendment Act 1950. - Subject to section 24 Conservation Act 1987 upon disposition.
Un-registered Interests:	<p>Two unregistered agreements affecting the lease have previously been noted as:</p> <ul style="list-style-type: none"> - In 1957, at the split up of the three units, the domestic water supply for the then Wolds house on their southern freehold land from Maryhill (now incorporated into P008) was covered by an unregistered agreement to be formalised if required at a future date at the expense of the Wolds. - The irrigation supply from the Maryburn River for Simons Hill, Simons Pass and Maryburn Irrigation Scheme crosses the Wolds leasehold and was secured by a

	<p>similar unregistered agreement at the same time.</p> <p>No actions have since been noted on the Title.</p>
Mineral Ownership:	<p>Minerals remain with the Crown as the land has never been alienated since its acquisition for the settlement purposes from the former Maori owners under the Kemp Purchase 1848 and or its acquisition as Crown Land subject to the Land Act 1948.</p>
Transaction History	<ul style="list-style-type: none"> - Proc 358333 – Land set apart for water power development (Gaz 1952, p 692) - Proc 469145 - Land for road (Gaz 1957, p 1930) - Proc 457222 - Land set apart for water power development (Gaz 1952, p 693) - GN 730662 – Leasehold taken for Aerodrome purposes (Gaz 1968, p 136) - GN 730663 – Land set apart for aerodrome purposes (Gaz 1968, p 136) - GN 879718/1 – Leasehold set apart for defence purposes (Gaz 1990 p 1871) - GN A275203/1 – Land set apart for defence purposes (Gaz 1996 p 4759) - NZG 1996/2759 – Declared 1.8114ha of Pt Run 85B (formally taken for Aerodrome purposes) to be Crown Land. By Certificate of Alteration A286564.1 the land was added to the lease in February 1997. - GN A435851.1 – Declaration that land is not a reserve - GN 6394374.1 – Land acquired for generation of Electricity (Gaz 1984 p 5464) - GN 6759941.2 - Land acquired for generation of Electricity (Gaz 2006 p 201) - GN 6759941.2 – Road stopped and amalgamated with the within land (Gaz 2006 p 201) <p>Also various other partial surrenders or alterations/additions as noted on previous page.</p>
Cadastral Information:	<ul style="list-style-type: none"> - SO 102 (1910) - SO 8112 (1951) - SO 8951 (1957) - SO 9171 (1957) - SO 10888 (1967) - SO 10889 (1967) - SO 11214 (1969) - SO 14615 (1978) - SO 14616 (1978) - SO 15316 (1981)

	<ul style="list-style-type: none"> - SO 15479 (1982) - SO 15480 (1982) - SO 15864 (1983) - SO 15958 (1983) - SO 16503 (1988) - TOPO 51T
Other Information:	<ul style="list-style-type: none"> - CT 11047 (Fee Simple – Wolds Run Company (1972) Limited) – Rural Sections 39017 and 39018. - CT CB20B/360 (Fee Simple – The Wolds Station Limited) – Rural Section 33800. - CT CB47C/63 (Fee Simple – The Wolds Station Limited) – Reserve 2926. - CT 41389 (Fee Simple – AW and KF Simpson) – Rural Section 41708.

4. Reference Material

Copies of all survey plans, Registered Interests, Gazette Notices, Computer Freehold Registers and Computer Interest Registers used in the determination of the status of The Wolds are attached.

5. Discussion

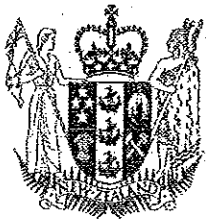
The land status report for The Wolds, as prepared on 19 December 2000, (as attached) by Knight Frank, was used as a basis for the preparation of this amended status plan. Verification of the data used in this initial report has been undertaken and an investigation of transactions registered against Computer Interest Register CB529/16 since the completion of the initial report has also been completed.

Principal interests registered since the 2000 report were two gazette notices being GN6759941.2 (2006 p201) and GN6394374.1 (1984 p5464).

Gazette Notice 1984 p5464 was not registered against the Computer Interest Register at the time of the original 2000 Status Report. This interest was registered in 2005. This has been registered as a result of the new Computer Interest Register being issued for the portions of land detailed in the Gazette Notice. The action of this Gazette Notice was to remove 444.26 ha of land from the lease for the generation of electricity. The date of the land acquisition is effective from the publication of the notice and not the registration of the instrument, which in this instance was 1984 and 2005 respectively. It is noted that the area to be acquired was indicated on the diagram of title as GN525870/1 but the area deduction of 444.26 ha was struck out from the face of the title diagram.

Gazette Notice 2006 p201 undertook two actions. The first action was acquiring the land within the lease for the generation of electricity and to vest in the Crown on the date of publication of the notice. This resulted in a new Computer Interest Register 274759 to be issued for the 233.6913 ha acquired for generation of electricity as detailed in Schedule 1 of the notice. The second action was stopping the

Appendix 3 - Computer Interest and Freehold Registers



COMPUTER INTEREST REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy

R. W. Muir
Registrar-General
of Land

Identifier CB529/16
Land Registration District Canterbury
Date Registered 12 December 1951 10:20 am

Part-Cancelled

Type	Lease under s83 Land Act 1948		
Area	8809.3789 hectares more or less	Term	33 years commencing on the first day of July 1951 and renewed for a further term of 33 years commencing on 1.7.1984

Legal Description Part Run 85B, Rural Section 39017, Rural Section 39018, Rural Section 41708 and Part Run 85A

Proprietors
The Wolds Station Limited

Interests

Pursuant to Section 58 of the Land Act 1948 a strip of land one chain in width along the banks of all streams and rivers is excluded from the within lease

358333 Proclamation taking for the development of Water Power (Waitaki River Power Scheme) part and containing 6 acres 1 rood 10 perches of the within Pastoral Lease - 1.5.1952 at 10.30 am

469145 Proclamation proclaiming as road parts containing together 2 acres 2 roods 21.2 perches - 1.1.1957 at 1.42 pm

457222 Proclamation taking the leasehold estate in part (11 acres 0 roods 28.7 perches) for the development of water power (Waitaki River Power Scheme) - 17.4.1957 at 1.40 pm

477777 Partial Surrender of within lease as to part (46 acres 3 roods 32 perches) - 10.4.1958 at 9.20 am

700123 Compensation Certificate pursuant to Section 17 Public Works Amendment Act 1948 - 12.12.1966 at 2.45 pm

730662 Gazette Notice declaring part (4 acres 1 rood 36.2 perches) of the above described land be taken for aerodrome purposes (non directional beacons) from 5/2/1968 - 15.2.1969 at 9.00 am

781254 Partial Surrender of the within Lease as to Part Run 85B containing 3110 acres - 17.11.1969 at 9.45 am

815511 Compensation Certificate pursuant to Section 17 Public Works Amendment Act 1948 - 25.11.1970 at 10.32 am

867303 Compensation Certificate pursuant to Section 17 Public Works Amendment Act 1948 - 17.5.1972 at 1.45 pm

867551 Certificate of Alteration altering the area from 21,768 acres 1 rood 31.9 perches to 21,530 acres (=8712.8819 ha.) - 19.5.1972 at 2.10 pm

845358 Certificate of Alteration varying the terms of the within lease - 19.5.1972 at 2.10 pm

896355A Certificate of Alteration varying the terms of the within lease - 31.3.1973 at 11.22 am

468794.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 21.12.1983 at 10.28 am

879718.1 Gazette Notice declaring that Rural Section 41708 (104.3000 ha) being part of the within leasehold estate be set apart for defence purposes - 6.6.1990 at 10.37 am

A28846.1 Land Improvement Agreement pursuant to Section 30(a) Soil Conservation and Rivers Control Act 1941 - 15.12.1992 at 10.03 am

A74546.1 Variation of the within lease and extension of the term for 33 years commencing on 1.7.1984 - 5.10.1993 at 11.45 am

A286564.1 Certificate of Alteration increasing the area of the lease to 8610.3932 hectares - 11.3.1997 at 1.47 pm

6069606.3 Mortgage to Rabobank New Zealand Limited - 7.7.2004 at 9:00 am

Identifier**CB529/16**

6394374.1 Gazette Notice (1984 page 5464) declaring that part herein (444.2600 hectares marked A and B on SO 15864) is acquired for the generation of electricity CIR 217859 issued - 22.4.2005 at 9:00 am

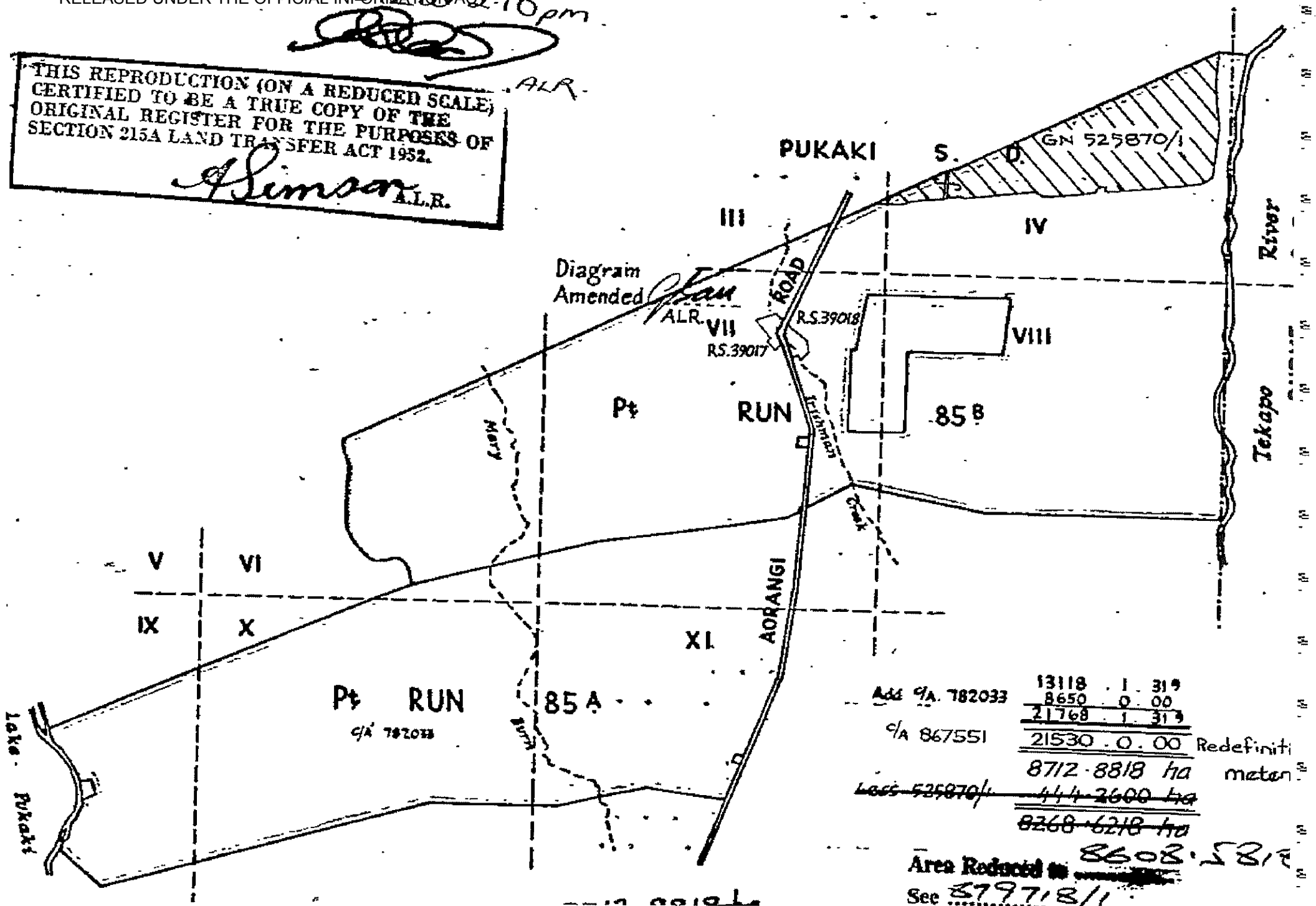
6759941.2 Gazette notice (2006 p201) declaring part herein (233.6913 ha marked B, C, D SO 14615, B, C, D,F, G SO 14616, A SO 15316, A, B SO 15479, A, B, C SO 15480 and D, E SO 15864) is acquired for the generation of electricity CIR 274759 issued - 21.2.2006 at 9:00 am

6759941.2 Gazette notice (2006 p201) declaring portions of road adjoining herein (1.7200 ha marked D, E SO 15479, E, F, H SO 15480) to be stopped and amalgamated with the within land - 21.2.2006 at 9:00 am

19.54.072/1 2.18 pm

THIS REPRODUCTION (ON A REDUCED SCALE)
CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL REGISTER FOR THE PURPOSES OF
SECTION 215A LAND TRANSFER ACT 1952.

A. Simson
A.L.R.



Area 782033

13118 . 1 . 319

8650 . 0 . 00

21768 . 1 . 319

Area 867551

21530 . 0 . 00 Redefiniti

8712 . 8818 ha meten

Less 525870/1

444 . 2600 ha

8268 . 6218 ha

Area Reduced to 8608 . 5818

See 879718/1



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



Search Copy


R. W. Muir
Registrar-General
of Land

Identifier 11047
Land Registration District Canterbury
Date Issued 24 August 2001

Prior References
CB6B/49

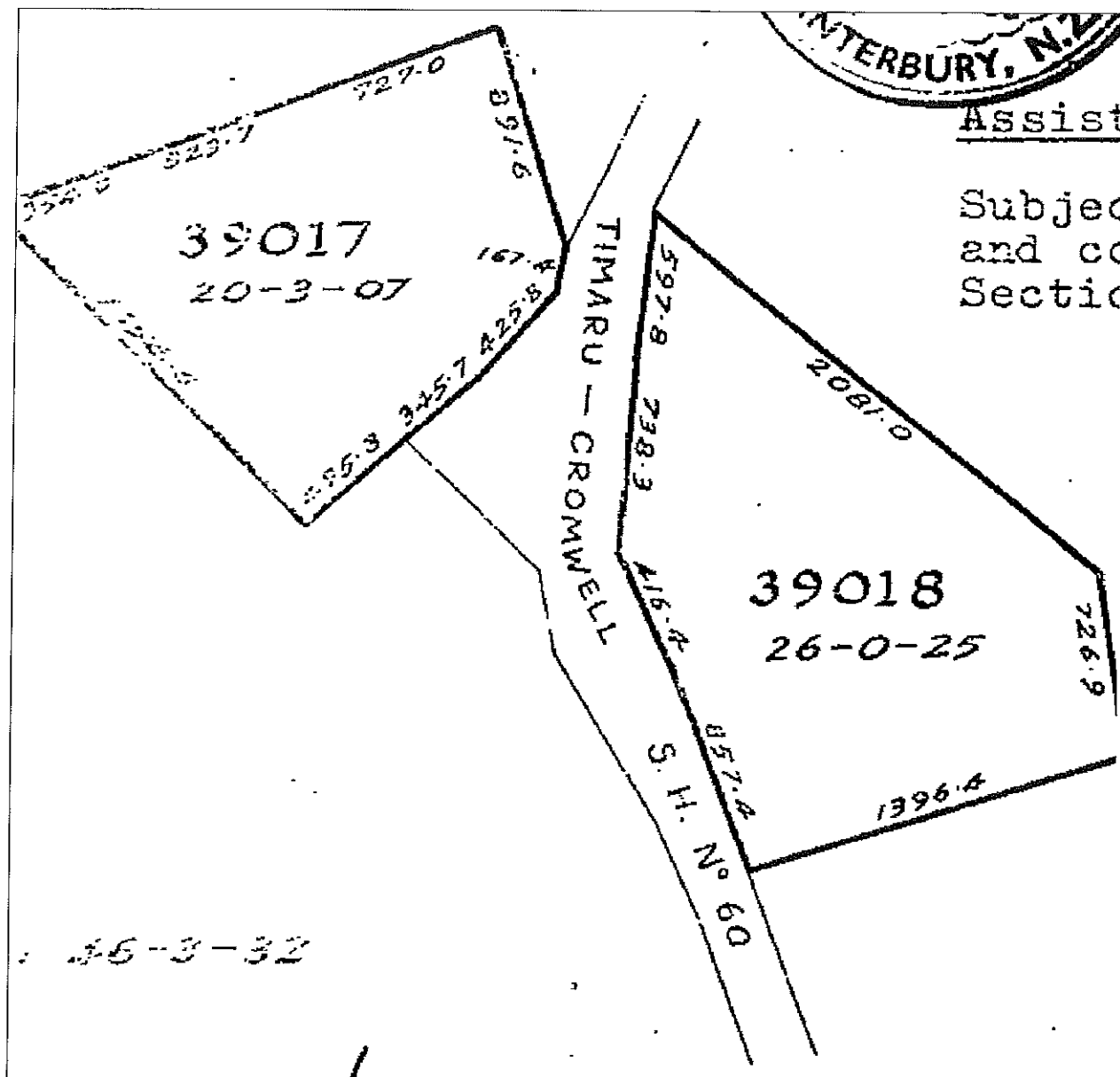
Estate	Fee Simple
Area	19.0000 hectares more or less
Legal Description	Rural Section 39017 and Rural Section 39018

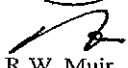
Proprietors
Wolds Run Company (1972) Limited

Interests
Subject to Section 59 Land Act 1948

Identifier

11047



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952****Historical Search Copy**
R.W. Muir
Registrar-General
of Land

Identifier **CB6B/49**
Land Registration District **Canterbury**
Date Issued 04 August 1966

Cancelled

Estate	Fee Simple
Area	19.0000 hectares more or less
Legal Description	Rural Section 39017 and Rural Section 39018

Original Proprietors
The Tekapo Rabbit Board

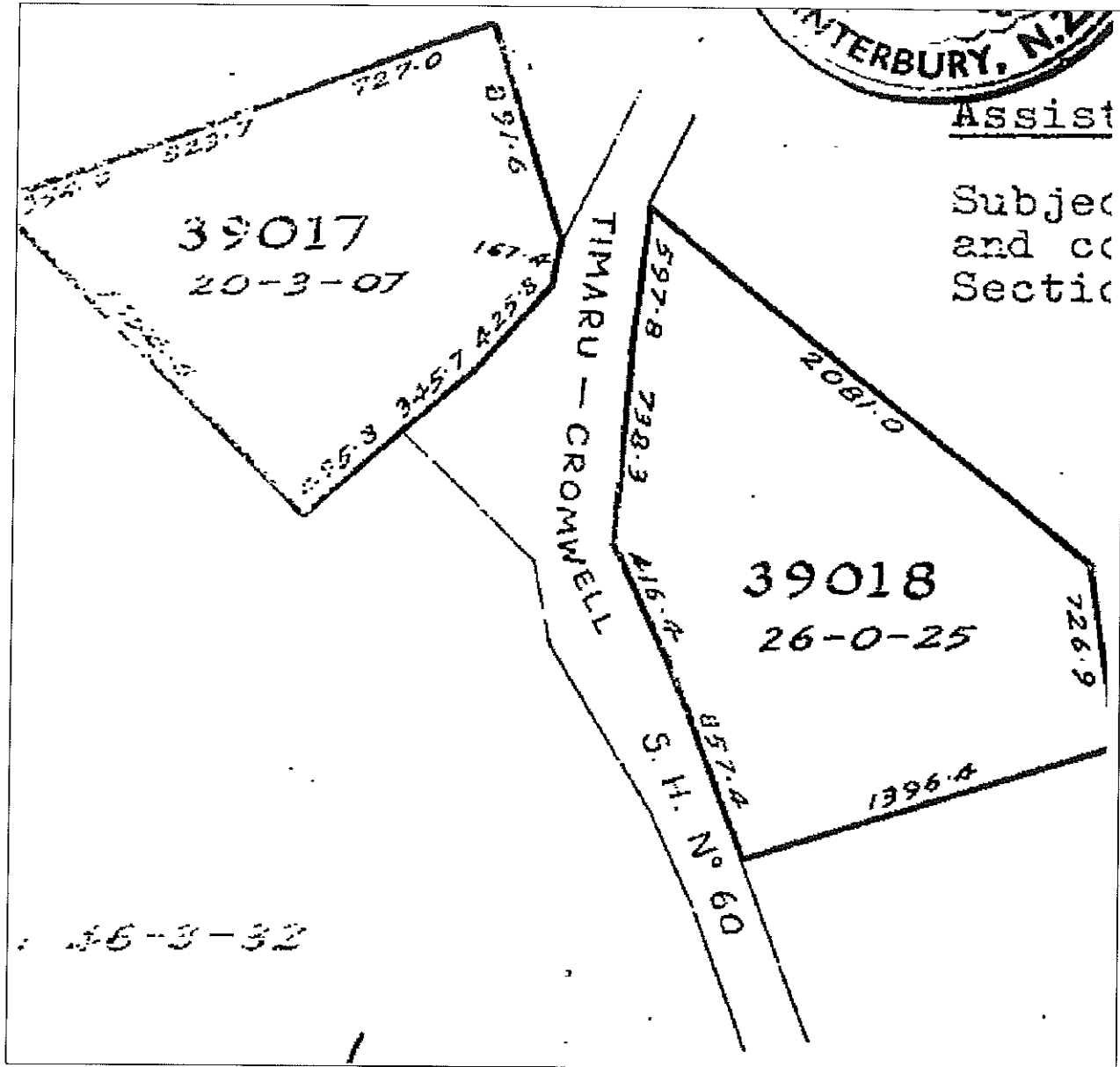
Interests

Subject to Section 59 Land Act 1948

5061794.1 Pursuant to Section 87 Land Transfer Act 1952 the within title is cancelled and CT 11047 issued for the land described above. Produced 20.7.2001 at 12.08 pm and Entered - 24.8.2001 at 9:00 am

Identifier

CB6B/49



No. 6B/49

Title No. 188344-2526

Vol. No. Folio



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 4th day of August one thousand nine hundred and sixty six
 the seal of the District Land Registrar of the Land Registration District of Canterbury being a Certificate in lieu
 of a Deed. WITNESSETH that THE TEKAPO RABBIT BOARD a body corporate duly constituted
 under the "Rabbits Act 1955"

do hereby certify that the fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by
 this Certificate or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be
 lieved to contain a little more or less, which said land was originally acquired by the said The Tekapo

do hereby certify that the fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by
 this Certificate or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be
 lieved to contain a little more or less, which said land was originally acquired by the said The Tekapo

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 this Certificate or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be
 lieved to contain a little more or less, which said land was originally acquired by the said The Tekapo

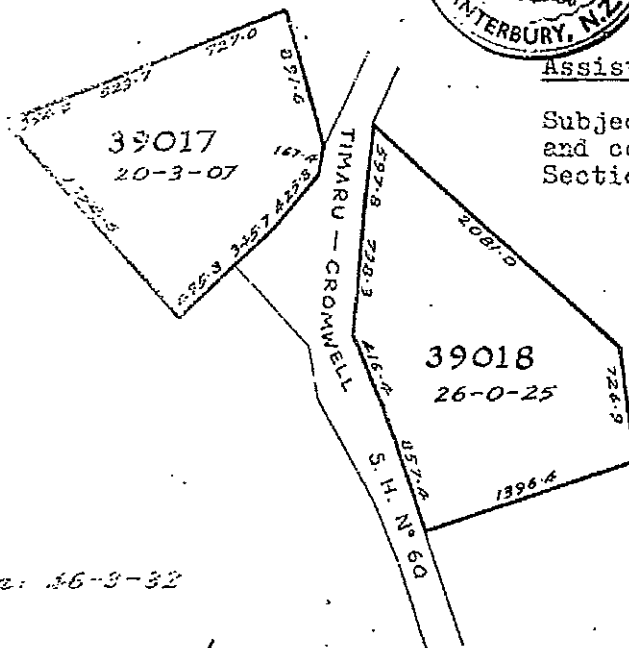
do hereby certify that the fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by
 this Certificate or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be
 lieved to contain a little more or less, which said land was originally acquired by the said The Tekapo



Assistant Land Registrar

Subject to the reservations
 and conditions imposed by
 Section 59 Land Act 1948

A.L.R.

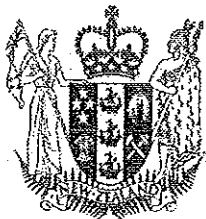


O. L. 1222: 18-3-32

METRIC AREA: 18.9999 ha

Scale: 1 inch = 10 chains
 S.O. 2951

5,000/1/15-55025 W



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



Search Copy


R.W. Muir
Registrar-General
of Land

Identifier **CB47C/63**
Land Registration District **Canterbury**
Date Issued 30 November 1999

Prior References
GN A435851.1

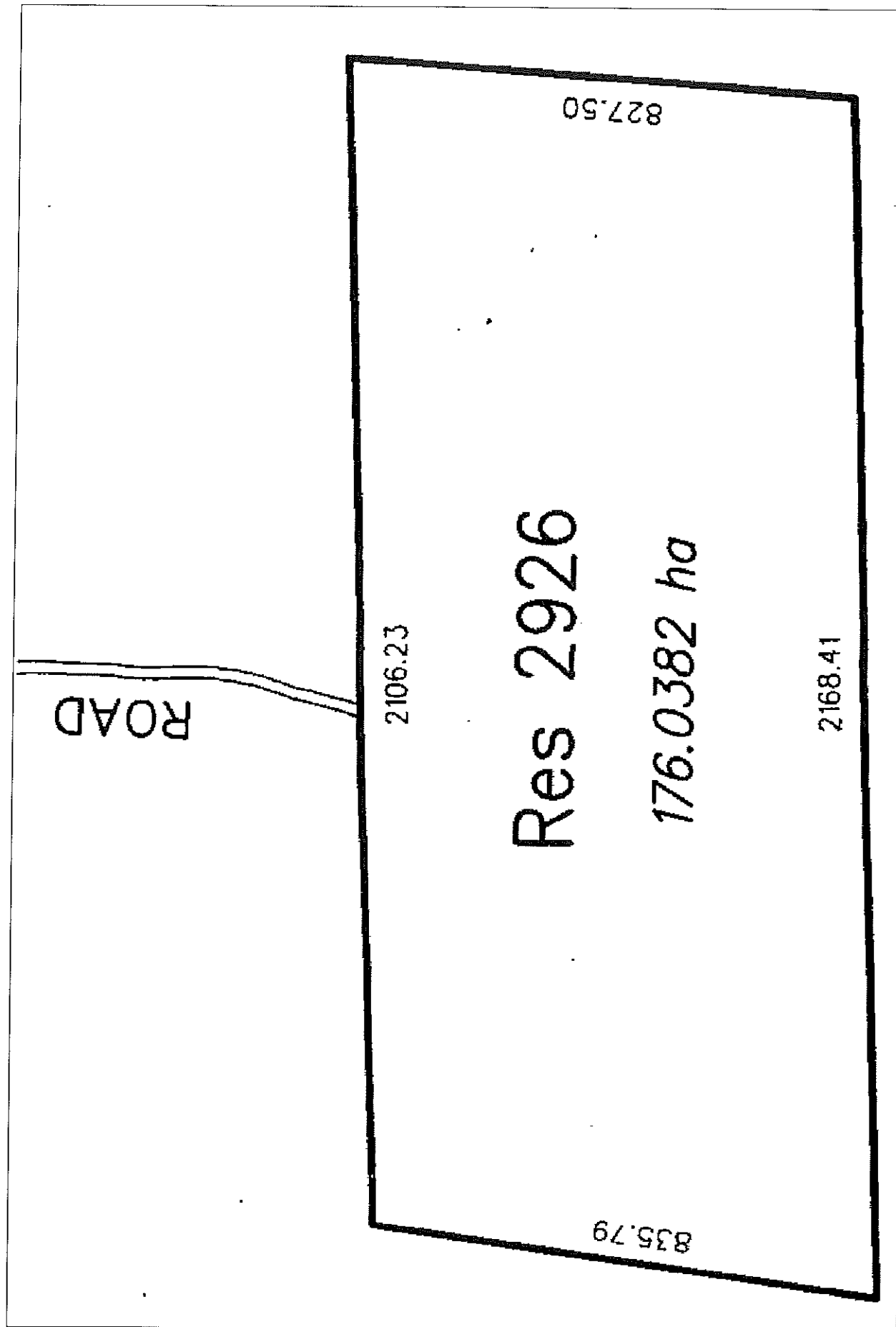
Estate	Fee Simple
Area	176.0382 hectares more or less
Legal Description	Reserve 2926

Proprietors
The Wolds Station Limited

Interests
6069606.3 Mortgage to Rabobank New Zealand Limited - 7.7.2004 at 9:00 am

Identifier

CB47C/63





COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952




R.W. Muir
Registrar-General
of Land

Search Copy

Identifier CB20B/360
Land Registration District Canterbury
Date Issued 14 August 1979

Prior References

CB124/18

Estate	Fee Simple
Area	101.1815 hectares more or less
Legal Description	Rural Section 33800
Proprietors	
The Wolds Station Limited	

Interests

441527 Electricity Agreement pursuant to Section 3 Electricity Amendment Act 1948 - 11.7.1956 at 3.00 pm
6069606.3 Mortgage to Rabobank New Zealand Limited - 7.7.2004 at 9:00 am

Identifier

CB20B/360

VII

2011
VIII

844.91

33800

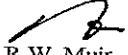
1197.55

101.1815 ha.

1197.55

844.91

Measurements are Metric
S.O. 4088

**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952****Search Copy**
R.W. Muir
Registrar-General
of Land

Identifier 41389
Land Registration District Canterbury
Date Issued 19 August 2002

Prior References
3549

Estate Fee Simple
Area 104.3000 hectares more or less
Legal Description Rural Section 41708

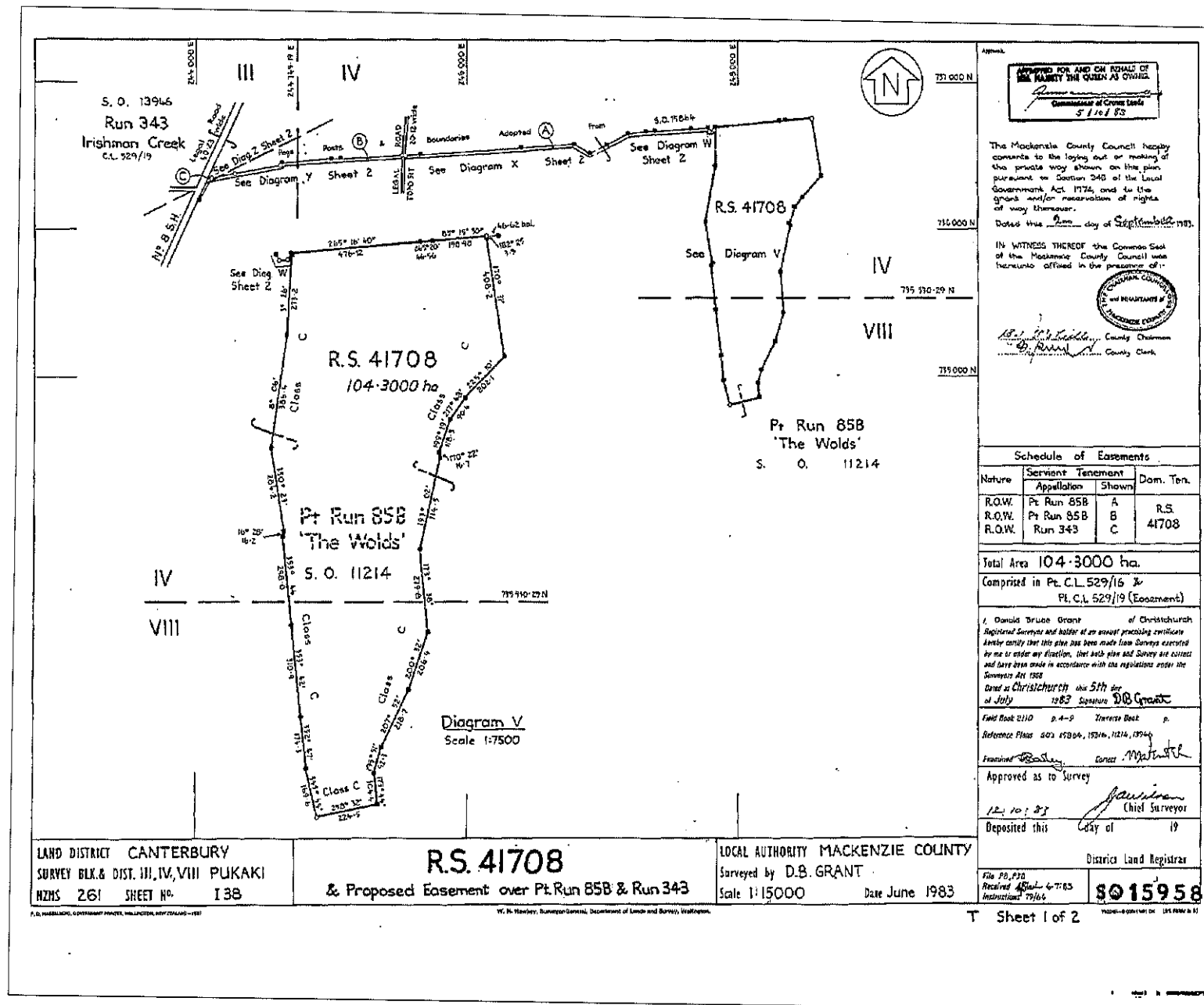
Proprietors
Andrew William Simpson and Karen Frances Simpson

Interests

Subject to Part IVA Conservation Act 1987
Subject to Section 11 Crown Minerals Act 1991
Appurtenant hereto is a right to convey water created by Deed of Easement 5318624.21 embodied in CIR 51219 -
19.8.2002 at 1:43 pm
5318624.24 Mortgage to Rabobank New Zealand Limited - 19.8.2002 at 1:43 pm

Identifier

41389

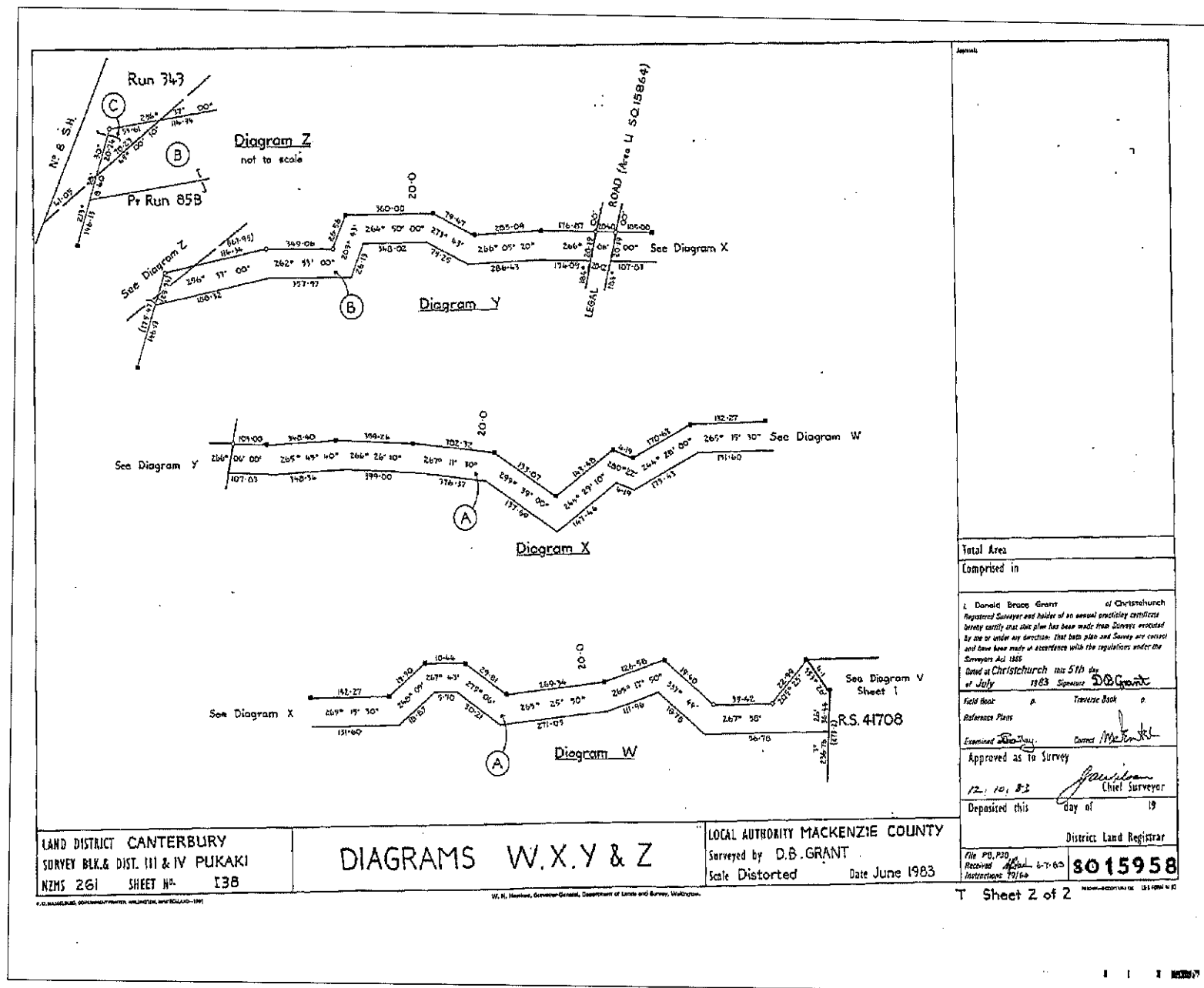


Transaction Id 23178131
Client Reference S08119

Search Copy Dated 7/11/08 4:40 pm, Page 3 of 3
Register Only

Identifier

41389





COMPUTER INTEREST REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy

R. W. Muir
Registrar-General
of Land

Identifier **3549**
Land Registration District **Canterbury**
Date Registered 17 January 2001 09:40 am

Part-Cancelled

Type	Fee Simple	Instrument	GN A275203.1
Area	5821.1098 hectares more or less		
Legal Description	Section 1-11 Survey Office Plan 18830 and Rural Section 41708		
Purpose	Defence		
Proprietors	Her Majesty The Queen		

Interests

767436 Transfer creating the following easements - 10.6.1969 at 2:10 pm

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Water	Section 8 Survey Office Plan 18830 - herein	F SO 18830	Rural Section 40230 - CT CB48B/34	N/A

828711.1 Transfer creating the following easements - 22.9.1989 at 11:20 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Convey water	Section 8 Survey Office Plan 18830 - herein	H SO 18830	Rural Section 41491 - CT CB25F/341	N/A
Convey water	Section 1 Survey Office Plan 18830 - herein	G SO 18830	Rural Section 41491 - CT CB25F/341	N/A
Convey water	Section 6 Survey Office Plan 18830 - herein	K & L SO 18830	Rural Section 41491 - CT CB25F/341	N/A
Right of way	Section 6 Survey Office Plan 18830 - herein	J & K SO 18830	Rural Section 41491 - CT CB25F/341	N/A

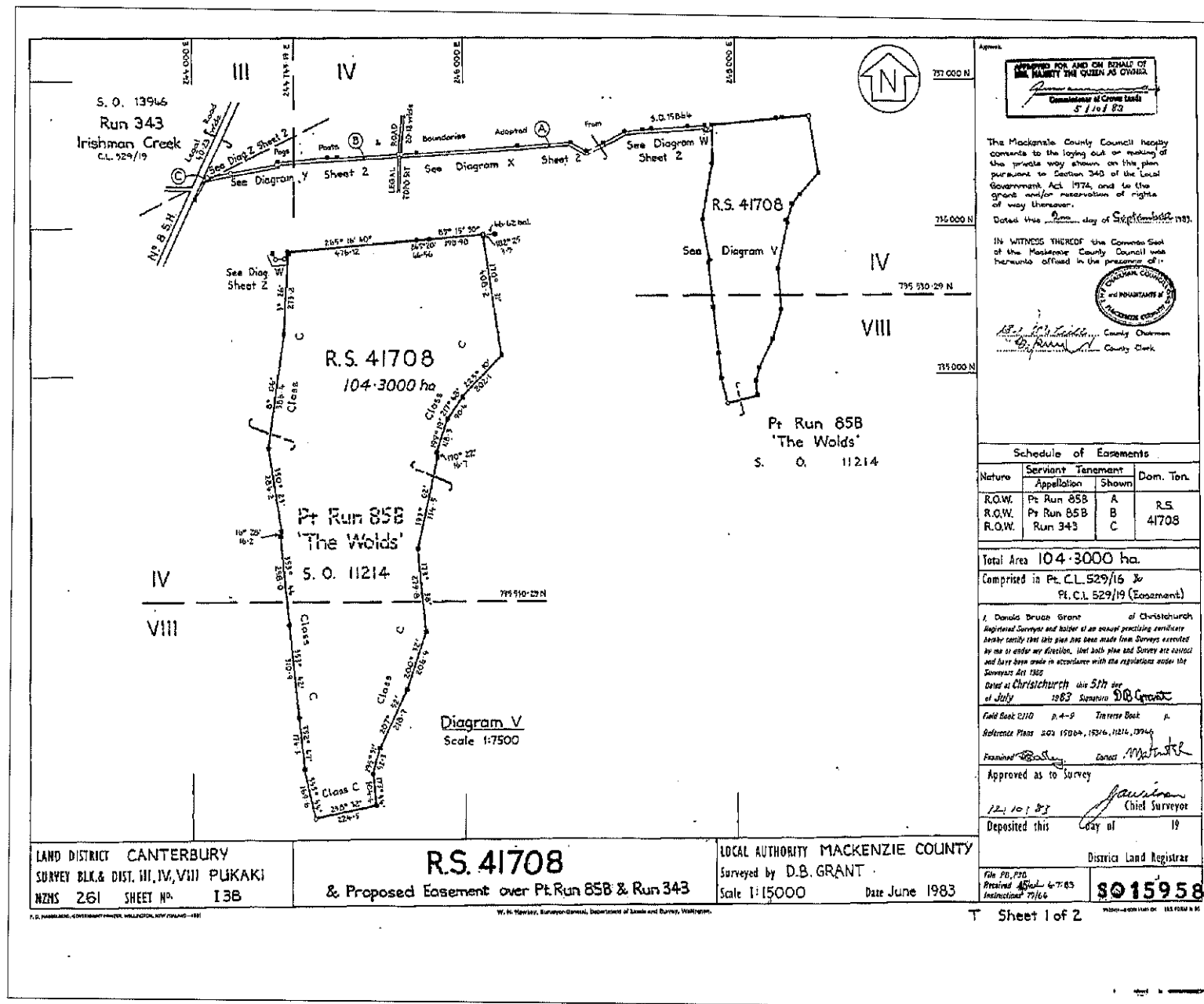
5019006.3 CT 4771 issued for Section 5 SO Plan 18830 - 17.1.2001 at 9:40 am

Subject to a right to convey water in gross over part Section 1 marked B, Section 2 marked A, F, G and Section 6 marked D all on SO 20211 in favour of The Mackenzie District Council created by Gazette Notice 5089315.1 - 2.10.2001 at 2:52 pm

5223092.1 Land Improvement Agreement pursuant to Section 30A Soil Conservation and Rivers Control Act 1941 - 16.5.2002 at 2:31 pm

5318624.11 CsT 41381, 41382, 41383, 41384, 41385, 41386, 41387, 41388 and 41389 issued for Sections 6-10 SO 18830, Section 11 SO 18830 and Section 1 SO 301489, Sections 14-15 SO 302614 and Rural Section 41708 - 19.8.2002 at 1:43 pm

Subject to a right to convey water over part marked Z on SO 302614 created by Transfer 5318624.16 - 19.8.2002 at 1:43 pm

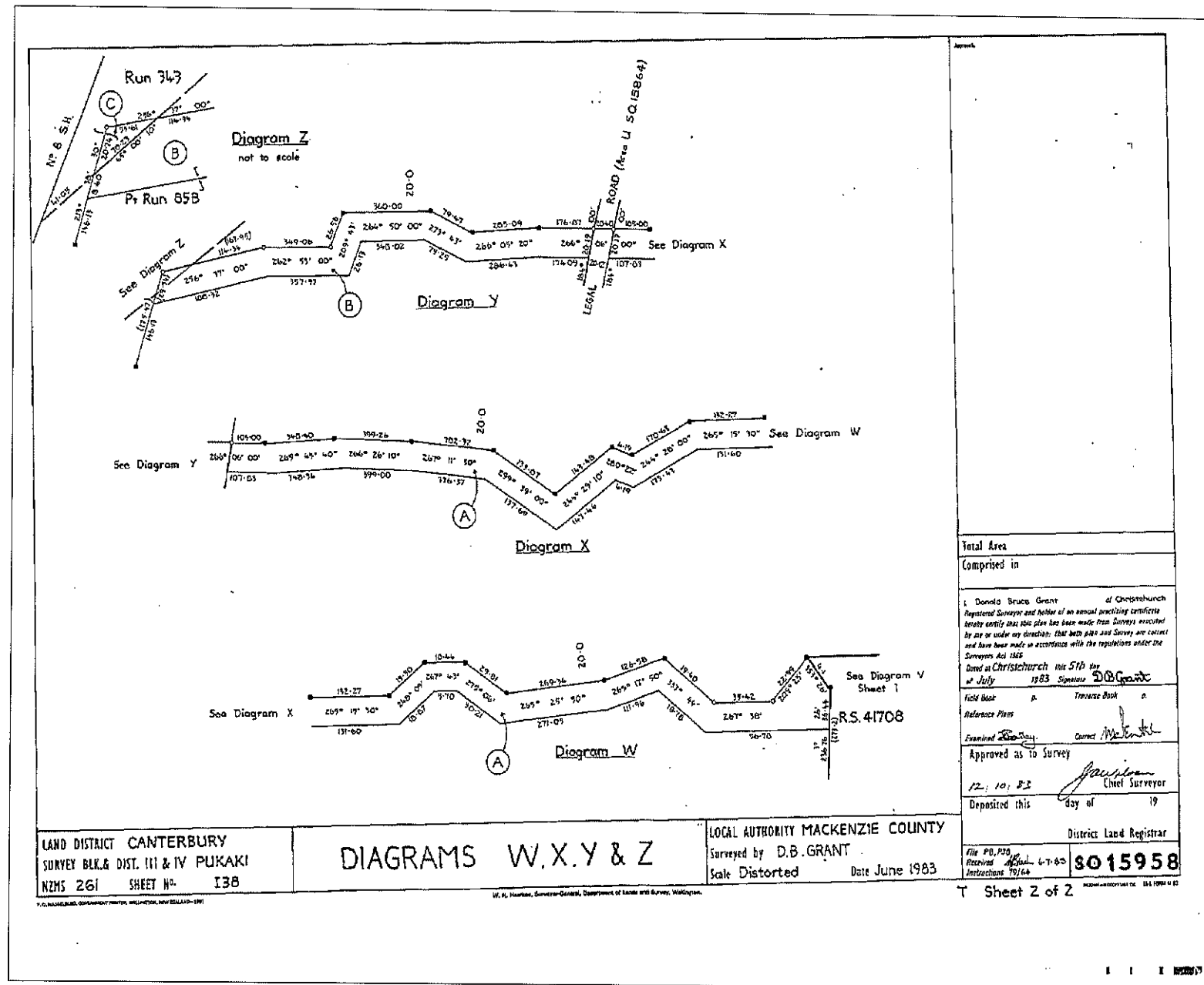


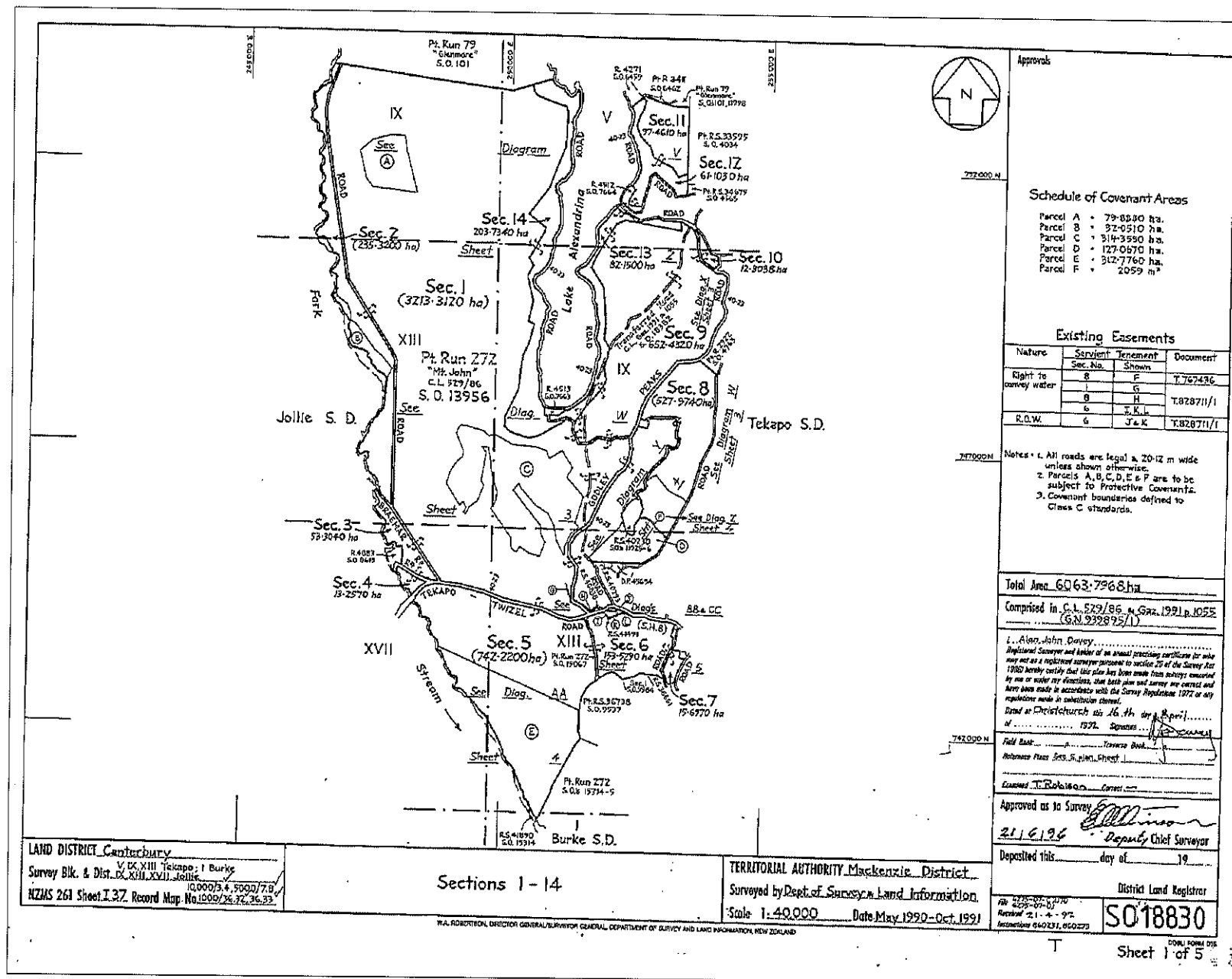
Transaction Id 23178131
Client Reference S08119

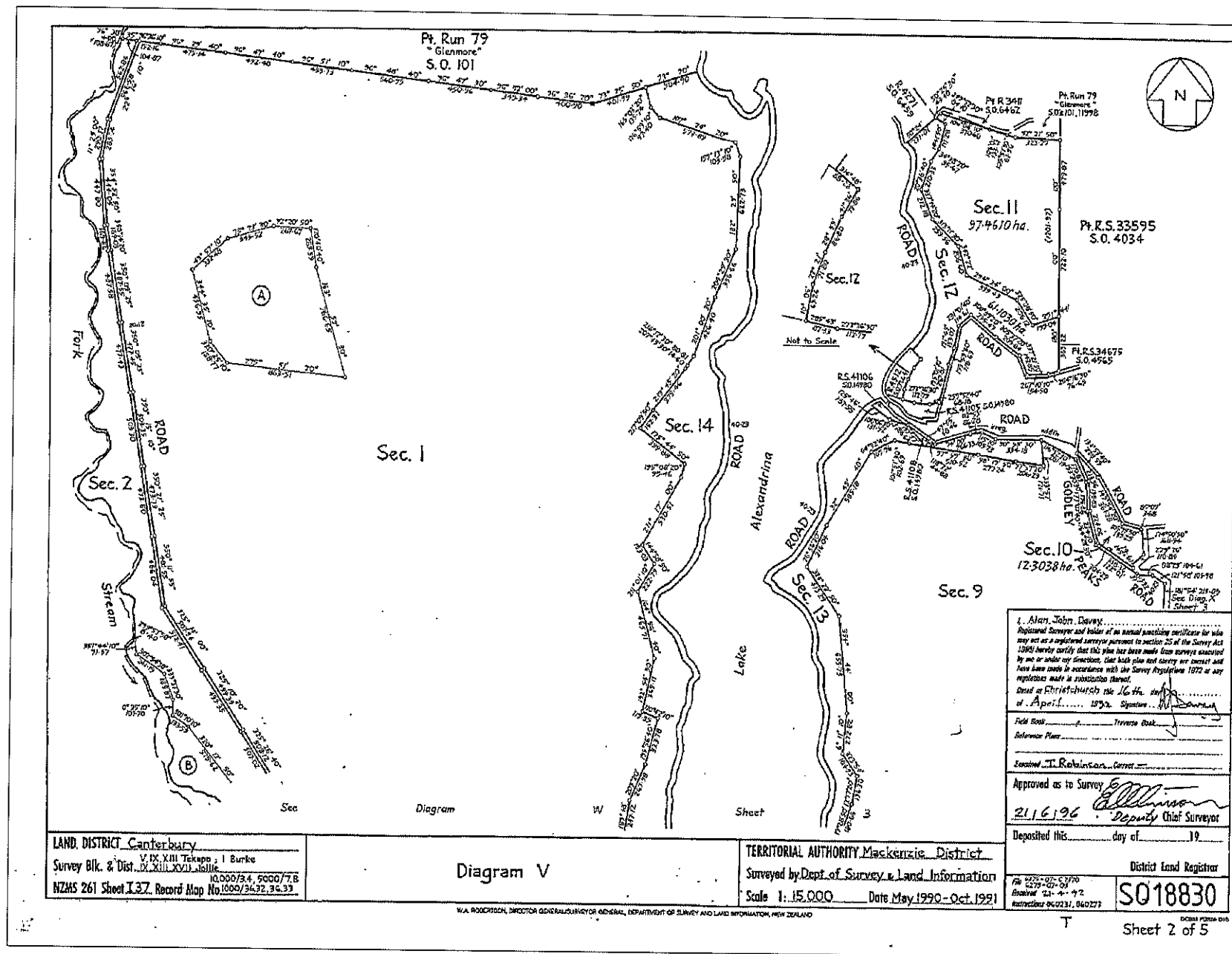
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Register Only

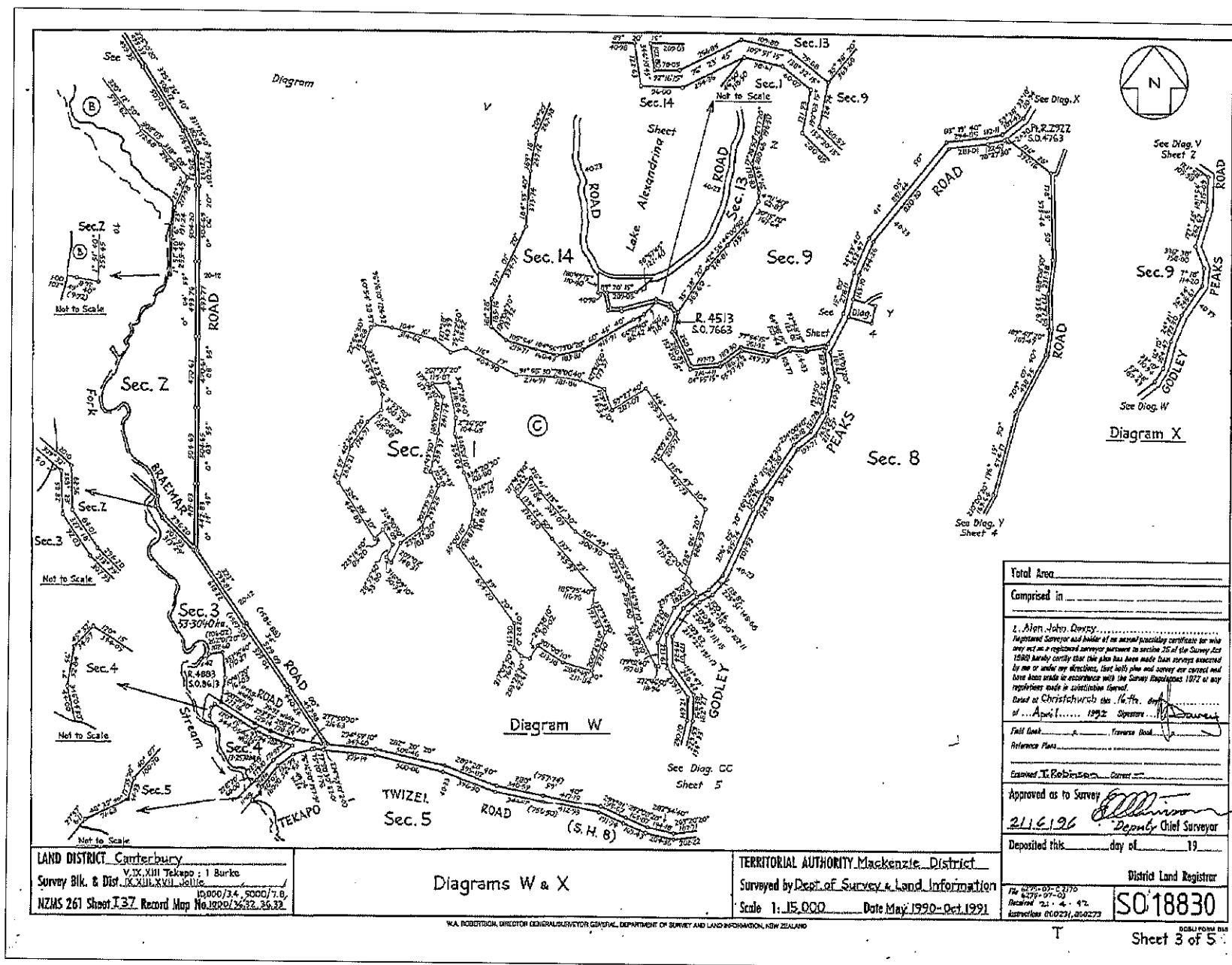
Identifier

3549



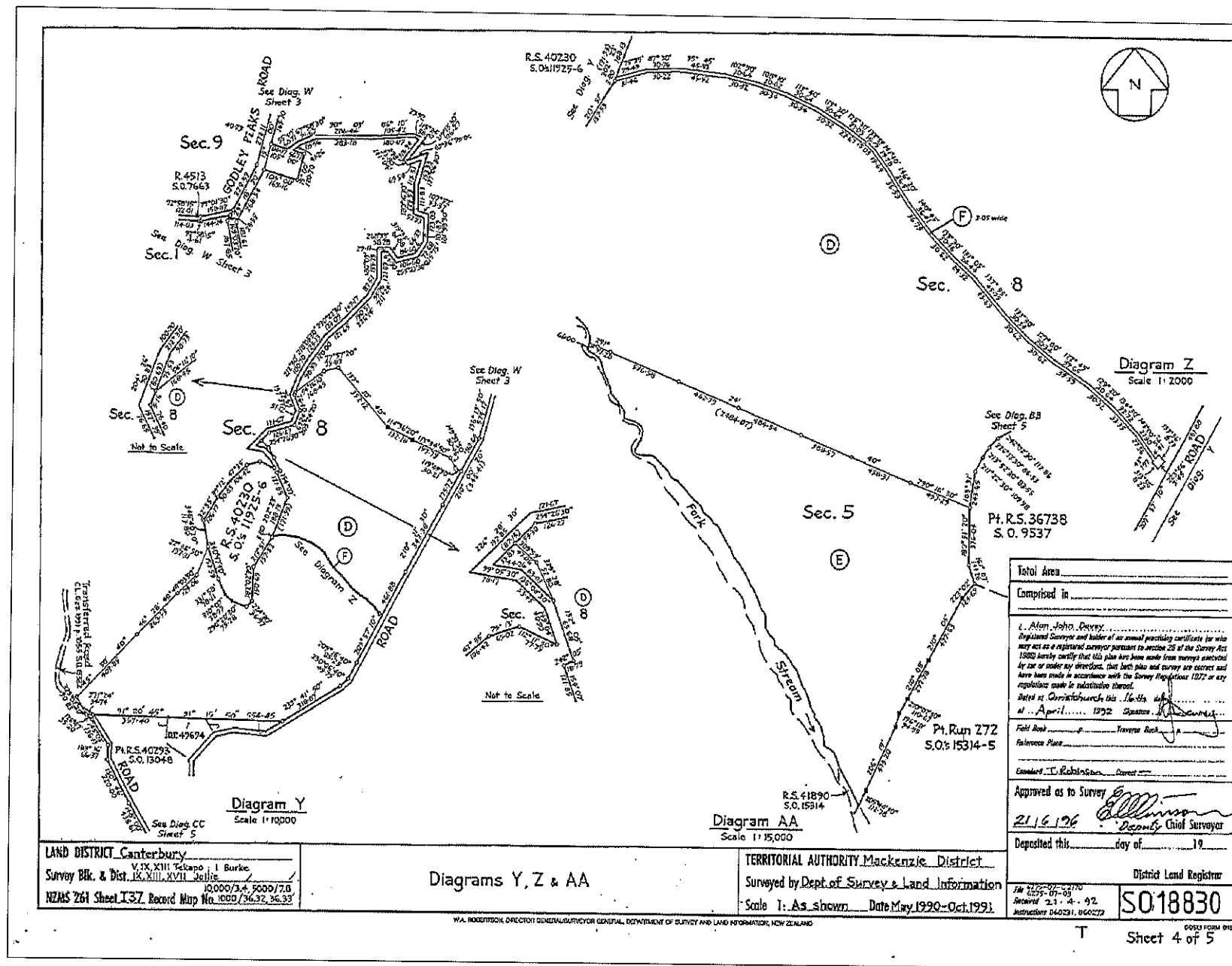






Identifier

3549



LAND DISTRICT Canterbury
Survey Blk. & Dist. IX, XIII, XVII, XXII
NZMS 261 Sheet 137, Record Map No. 1000/34, 5000/70
10000/34, 5000/70
1000/34, 5000/70

Diagrams Y, Z & AA

TERRITORIAL AUTHORITY Mackenzie District
Surveyed by Dept. of Survey & Land Information
Scale 1: As shown Date May 1990 - Oct 1991

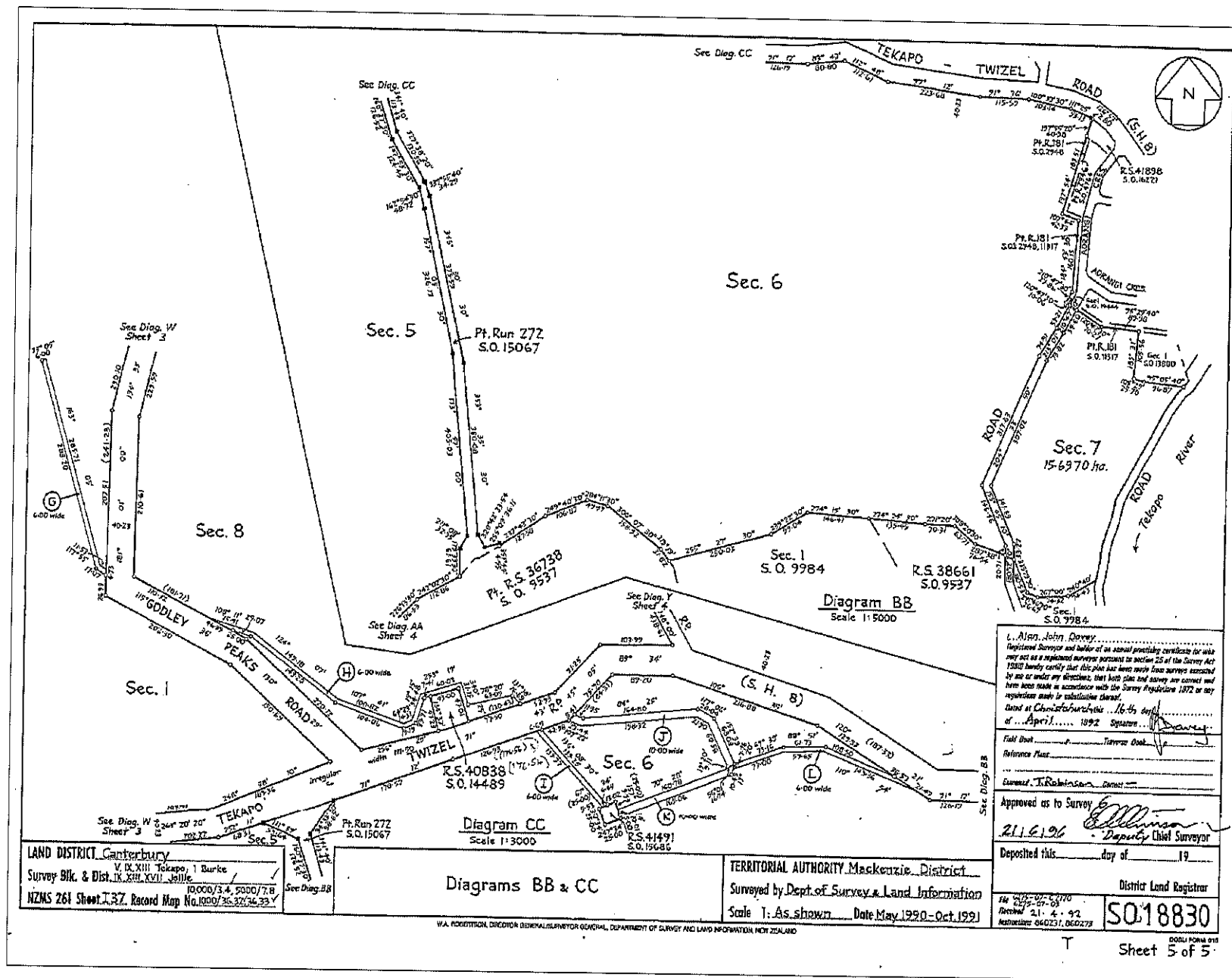
District Land Registrar

S018830

Sheet 4 of 5

Identifier

3549



Transaction Id 23178131
Client Reference S08119

Search Copy Dated 7/11/08 4:38 pm, Page 8 of 8
Register Only

portions of road detailed in schedule 2 and "be declared Crown Land under the Land Act 1948 on the date of publication of this notice". Pursuant to the Public Works Act 1981 the land in Schedule 2 of the Notice was to be amalgamated with the land in Computer Interest Register CB529/16, being the Register containing Lease PT 008.

6. Recommendation

That the land depicted on the attached plan in Appendix 2 be accepted as having status as Crown Land subject to the Land Act 1948.

That the land depicted on the attached plan in Appendix 2 be accepted as being subject to Lease PT 008 as contained in Computer Interest Register CB529/16.

7. Certification

1. The land status report enclosed has been prepared by Jamie Marshall, Licensed Cadastral Surveyor, of BTW South Limited.
2. I, Kate Louise Scott of BTW South Limited, certify that the status report addendum enclosed for certification as prepared by has been reviewed by BTW South Limited, and is in order.
3. In giving this certification I, Kate Louise Scott of BTW South Limited, undertake that the status report addendum has been completed in compliance with all relevant policy instructions and Standards and Guidelines.



.....
Kate Scott
BTW South Ltd

9. Appendices

1. Location Plan
2. Land Status Plan
3. Computer Interest and Freehold Registers
4. Survey Plans
5. Interests
6. 2000 Status Report

Appendix 4 - Survey Plans