

Crown Pastoral Land Tenure Review

Lease name : WEST HILLS

Lease number : PT 107

Due Diligence Report (including Status Report) - 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.

July 09

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187

DUE DILIGENCE REPORT

WEST HILLS

for

Tenure Review

*Log. 6201
27-4-2001 - Review*

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

April 2001

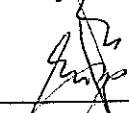
**DUE DILIGENCE REPORT
CPL PRE TENURE REVIEW ASSESSMENT STANDARD 6:**

File Ref: CON 50231/09/12719/A-ZNO Report No: QVV 69 Report Date: 24/01/2001
Office of Agent: CHRISTCHURCH LINZ Case No: 01/ Date sent to LINZ: 27/4/01
TR01154.

RECOMMENDATIONS

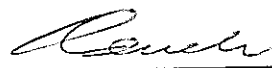
1. That the Commissioner of Crown Lands or his delegate **note** this Due Diligence Report which has been prepared in accordance with the Pre Tenure Review Assessment Standard;
2. That the Commissioner of Crown Lands or his delegate **note** the following incomplete action:
 - (a) Creation of an Easement to legalise access across the lease from McLeans Road to the N.Z. Police communications installation on the adjoining freehold land (CT CB35D/728).
3. That the Commissioner of Crown Lands or his delegate **note** that no potential liabilities have been identified as a result of the file search.

Signed by Sub – Contractor:



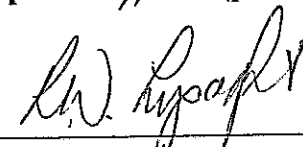
Name: D. McGregor
McGregor Property Services Limited
Accredited Agent

Signed by Contractor



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: 30/4/01

1. Details of Lease:

Lease Name: West Hills.

Location: Winscombe School Road approximately 5 kilometres from Fairlie.

Lessees: Edmund John ROBINSON and Marie Anne ROBINSON as tenants in common in equal shares.

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

Term: 33 years from 1 July 1996 (expires 30 June 2029).

Annual Rent: \$1500.

Rental Value: \$100,000.

Date of Next Review: 30 June 2007

Land Registry Folio Ref: C.L. 529/227 (Canterbury Registry).

Legal Description: Run 316, situated in Blocks V, VI, IX and X, Tangawai Survey District.

Area: 1097.9121 hectares.

2. File Search

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

File Reference	Volume	First Folio Number	Date	Last Folio Number	Date
<i>Pt 107-SCH-01</i>	<i>1</i>	<i>270</i>	<i>13/12/1946</i>	<i>146</i>	<i>28/07/1976</i>
<i>Pt 107-SCH-02</i>	<i>2</i>	<i>147</i>	<i>29/07/1976</i>	<i>-</i>	<i>20/01/1995</i>
<i>Pt 107-SCH-03</i>	<i>3</i>	<i>-</i>	<i>20/01/1995</i>	<i>-</i>	<i>30/06/2000</i>
<i>Pt 107-A-SCH</i>	<i>1</i>	<i>-</i>	<i>Plans Only</i>	<i>-</i>	<i>-</i>
<i>CON/50180/09/12719/A-ZNO</i>	<i>1</i>	<i>-</i>	<i>08/05/1995</i>	<i>-</i>	<i>Current</i>
<i>CON/50213/09/12719/A-ZNO</i>	<i>1</i>	<i>-</i>	<i>01/07/2000</i>	<i>-</i>	<i>Current</i>

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

File Reference: CON/50231/09/12719/A-ZNO-01

Volume: 1

First folio: 1

Date: August 2000.

Last folio note: -

Date: Current

3. Summary of Lease document: (Copy of CL 529/227 attached as *Appendix 1*)

3.1 Terms of Lease

A 33 year term from 1 July 1996 at the Annual rental of \$1500 based on the Rental Value of \$100,000.

Stock limitation in Lease:

1425 sheep and 50 breeding cows.

Commencement Date:

1 July 1963. Renewed for a further term of 33 years from 1 July 1996 by Memorandum of Renewal of Lease No. A190094/1 (registered on 22 August 1995).

Other Provisions:

There are no other relevant provisions in the lease.

3.2 Area adjustments

There have been no area adjustments since issue of the lease.

3.3 Registered Interests

Easements

Deed of Grant of Easement 37B/1268 as it affects the fee simple estate of the land (Right to Convey water over part of the lease).

Land Improvement Agreement

Land Improvement Agreement Document No. 133717/4 registered 14 June 1977.

Land Improvement Agreement 448161/1 registered 18 April 1996.

Mortgages

A401942.2 to Raymond Sullivan Solicitors Nominee Company Limited registered 27 April 1999.

3.4 Unregistered Interests

Recreation Permits

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

Easements

ROW Easement over access to NZ Police Communications facilities on adjoining freehold land (that is not yet legalised).

Unregistered Mortgages / debts

None known.

4. Summarise any Government programmes approved for the lease:

Land Improvement Agreement, registered as Document 133717/4 secured a SWC Plan executed on 18 May 1977 between the then lessee and the South Canterbury Catchment Board. The works included subsidised farm conservation works and fire breaks.

Land Improvement Agreement, registered as Document 448161/1, secured a SWC Plan executed on 14 July 1983 between the then lessee and the South Canterbury Catchment Board and subsequently varied on 24 March 1986. The works included windbreak planting, cattleproof fencing, oversowing and topdressing, firebreak works.

The property is not part of any Rabbit and Land Management Plan.

5. Summary of Land Status Report:

A Land Status Report undertaken by McGregor Property Services Limited for and on behalf of Q V Valuations on 12 April 2001, 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 that:

1. CL 529/227 provided that the lease is subject to the provisions of Section 58 of the Land Act 1948. This provision is notional only pending the disposition of the land.
2. In 1990 NZ Police advised that access from its communications site on the adjoining freehold land (RS 36465 – CT CB35D/728) was by verbal agreement. The site has been defined as Area A on SO18304 but has not yet been legalised. Landcorp advised NZ Police at that time that it had no objection to the survey and legalisation of an Easement from the site across the lease to McLeans Road, survey of such access and legalisation is still outstanding.

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 there are no known huts, water races, dams, transmission or power lines, airstrips or historic sites on the property.

6.1 Legal Roads – formed and paper

There are no roads intersecting the lease.

6.2 Fenced Boundaries v Legal Boundaries

There would appear to be some minor discrepancies on the southern boundary.

7. Details of any neighbouring Crown or Conservation land:

Southern Boundary - Run 309 (Chetwood Pastoral Lease).

8. Summarise any uncompleted actions or potential liabilities:

8.1 NZ Police Communications site and access

Refer to Clause 3.4 above.

In 1990 NZ Police sought legalisation of access from its communications installation on adjoining freehold land (CT CB35D/728) across the lease to McLeans Road. The site itself although surveyed has not been legalised and survey or legalisation of the proposed access is still outstanding.

A copy of the relevant folios and CT CB35D/728 are attached as *Appendix 2*.

Schedule A – Land Status Report.

APPENDICES

- 1. Copy of Lease Document.**
- 2. Copy of folios from file – NZ Police communications site and access.**

Schedule A

CONTENTS

1. APPENDIX A – LAND STATUS REPORT and supporting plans

- SO Plans (additional)
- Extract of CLR
- Extracts of Allocation Maps
- DOC Consultation
- Information Supporting Mineral Ownership Investigation
- Other Information
- Information Supporting Notes to Report

2. APPENDIX B – LAND STATUS REPORT (Certified Correct by Chief Surveyor)

**APPENDIX A – LAND STATUS REPORTS
and supporting plans**

**Q V VALUATIONS
CHRISTCHURCH OFFICE**

Project Number QVV 68

This report has been prepared on the instruction of Land information New Zealand in terms of Contract No. 50231 dated August 2000 and is undertaken for the purposes of the Crown Pastoral Land Act 1998.

LAND STATUS REPORT for West Hills Tenure	LIPS Ref: 12719
Property 1 of 1	

Land District	Canterbury.
Legal Description	Run 316, situated in Blocks V, VI, IX and X, Tengawai Survey District.
Area	1097.9121 hectares.
Status	Crown land subject to the Land act 1948.
Instrument of / lease	Pastoral Lease CL 529/227 pursuant to Section 66 and registered under Section 83 of the Land Act 1948 as varied by Memorandum of Renewal A190094/1.
Encumbrances	Subject to: <ol style="list-style-type: none"> 1. No. 133717/4 Land Improvement Agreement under Section 30 of the Soil Conservation and Rivers Control Act 1941. 2. No. 448161/1 Land Improvement Agreement under Subsection 3 of Section 30 of the Soil Conservation and Rivers Control Act 1941. 3. Deed of Grant of Easement 37B/1268 as it affects the fee simple state of the land. 4. 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 Deed of Purchase.
Statute	Land Act 1948 and Crown Pastoral Land Act 1998.

Data Correct as at [Certification Attached]	12 April 2001. Yes.
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Prepared by Crown Accredited Supplier	Don McGregor McGregor Property Services Limited for and on behalf of Q V Valuations.
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LAND STATUS REPORT for West Hills Tenure	LIPS Ref: 12719
Property 1 of 1	

<p>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</p>	<p>1) C.L. 529/227 provides that the lease is subject to the provisions of Section 58 of the Land Act 1948. This provision is "notional" only pending the disposition of the land.</p> <p>2) In 1990 NZ Police advised that access from its communications facility on the adjoining freehold land (RS 36465 - CT CB35D/728) by verbal agreement. Landcorp indicated in correspondence that it had no objection to survey and registration of an Easement from the site across the lease to McLeans Road.</p> <p>No action has been taken to legalise the access.</p>
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LAND STATUS REPORT for West Hills Tenure	LIPS Ref 12719
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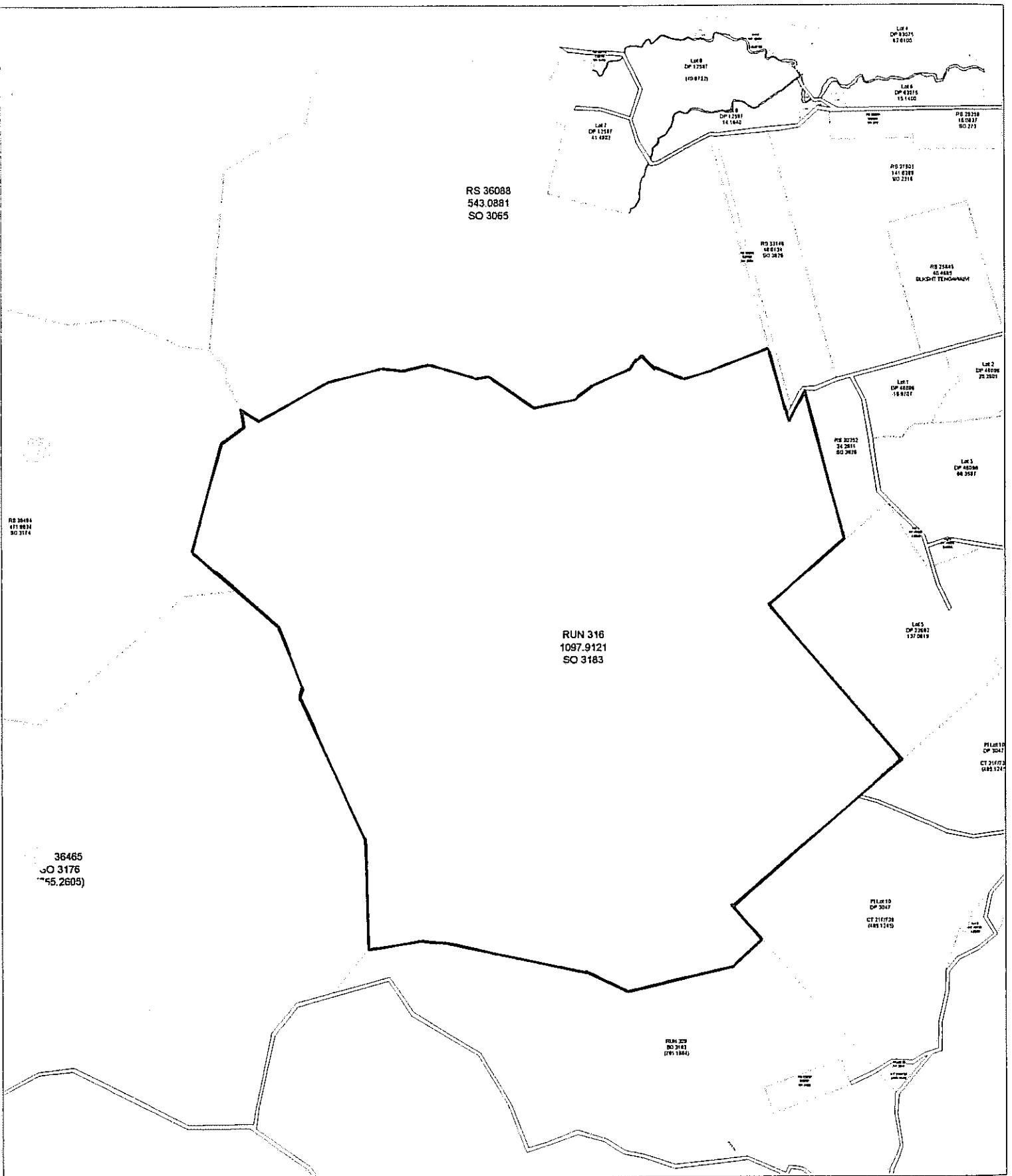
Property 1 of 1

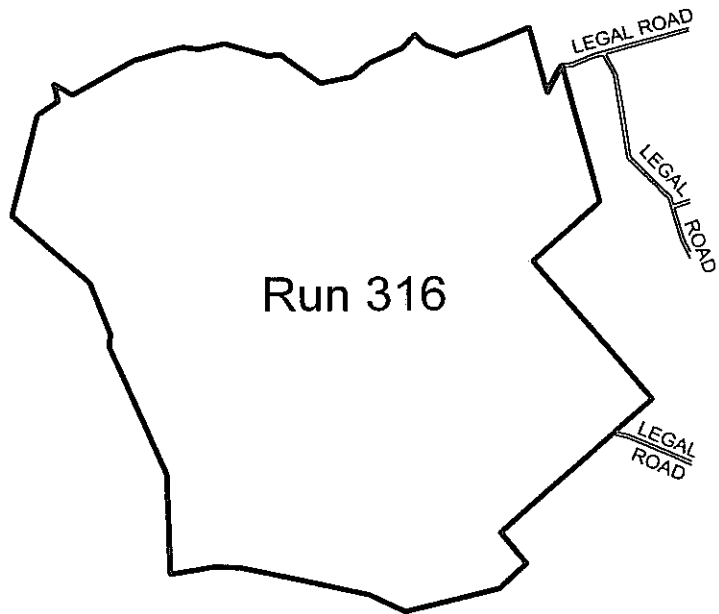
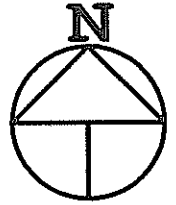
Research Data: Some Items may not be applicable

SDI Print Obtained	Yes.
NZMS 261 Ref	I38; J38.
Local Authority	MacKenzie District Council.
Crown Acquisition Map	Kemp Deed of Purchase.
SO Plans	<p>SO 3183 – Plan of Tengawai District (1894).</p> <p>SO 3215 – Plan of Runs 19 & 21 Teangawai District (December 1889).</p> <p>SO 18304 – Plan of Pt RS 36465 (Approved 5 March 1990).</p> <p>SO 18904 – Proposed Easement over Run 316 (Approved 25 February 1993).</p> <p>SO 17107 – Plan of DOC Allocations.</p> <p>SO 17115 – Plan of DOC Allocations.</p>
Relevant Gazette Notices	Searched. Not Applicable.
Lease Ref	CL 529/227 Pastoral Lease pursuant to Section 66 and registered under Section 83 of the Land Act 1948 as varied by Memorandum of Renewal A190094/1.
Legalisation Cards	Searched. No Cards.
CLR	Confirms Pastoral Lease tenure.
Allocation Maps (if applicable)	<p>Extract of DoC Allocation maps attached I38 (SO 17107) and J38 (SO 17115)</p> <p>SOE Allocations maps searched - Not applicable.</p>
VNZ Ref – if known	VR 25288/200.
Crown Grant Maps	Not Applicable

LAND STATUS REPORT for West Hills Tenure	LIPS Ref 12719
Property 1 of 1	

If Subject Land Marginal Strip: a) Type [Sec 24(9) or Sec 58] b) Date Created c) Plan Reference	a) See notes in (1) above.. b) Not applicable c) Not applicable
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 Proc	a) SO Plan. There are no intersecting roads. b) Proc Plan Not Applicable c) Gazette Ref Not Applicable
Other relevant information a) Concessions – Advice from DOC or Knight Frank. b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998 c) Mineral Ownership d) Other Info	a) There are no current DoC concessions. The only DoC interests are in any undetermined Marginal strips pending disposition. There are no current concessions administered over this property by Knight Frank (NZ) Limited. b) Searched. Not applicable. c) <input checked="" 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 Deed of Purchase d) An area (shown A on SO 18304) on the adjoining land is held for NZ Police Telecommunication purposes.



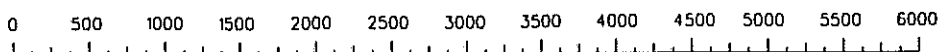


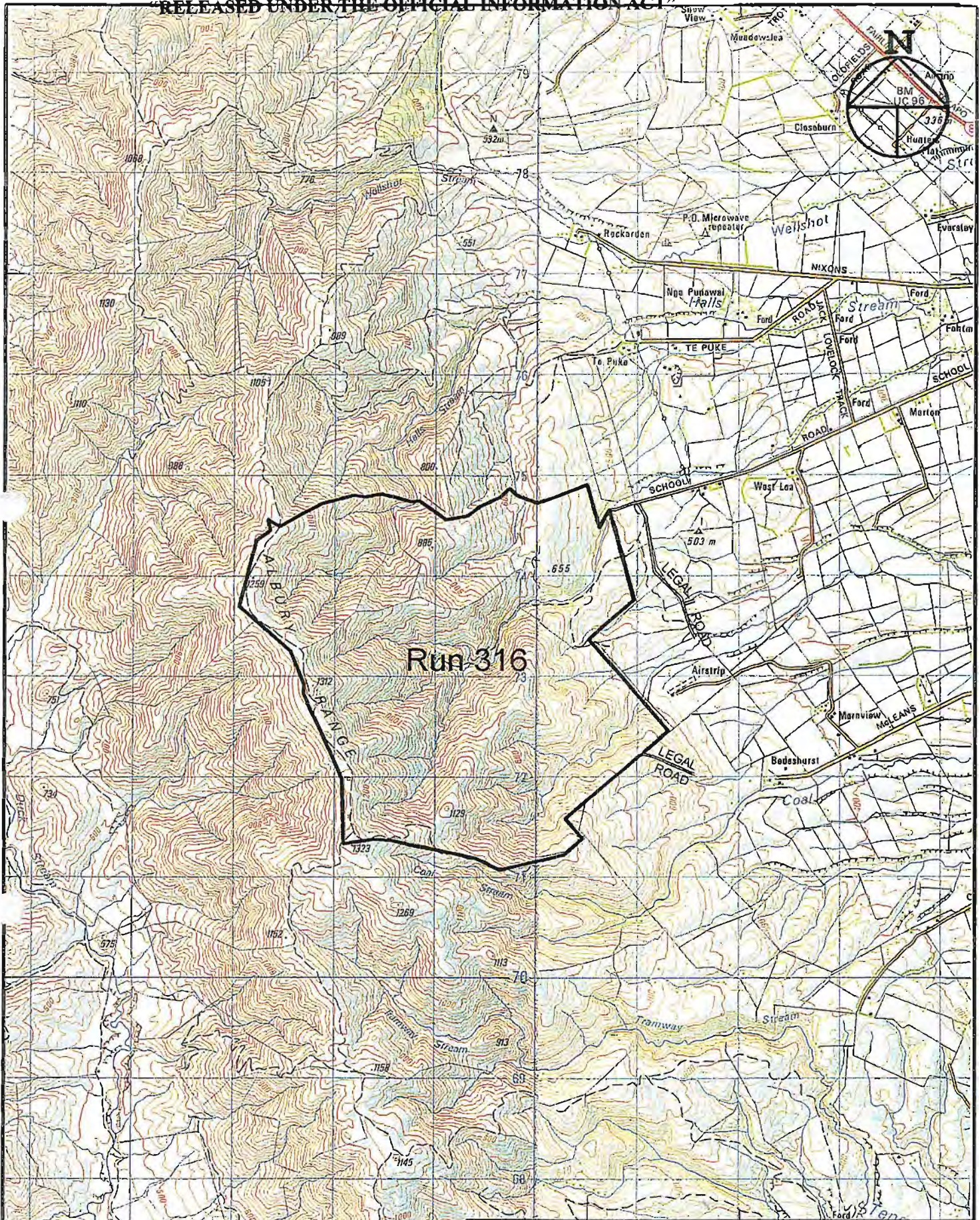
Marginal Strip Subject to Sec 24(9)
Conservation Act 1987 -----

Version	1	2	3	4	5
Canterbury Land District					Sheet 1 of 1
Topographic Map 260 - 138, J38					Date 24/11/00

Westhills

Scale 1:50000



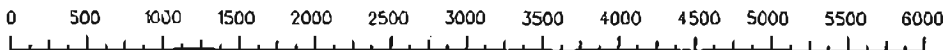


Marginal Strip Subject to Sec 24(9)
 Conservation Act 1987 - - - - -

Version	1	2	3	4	5
Canterbury Land District					
Topographic Map 260 - I38, J38					
				Sheet 1 of 1	
				Date 24/11/00	

Westhills

Scale 1:50000



**APPENDIX B – LAND STATUS REPORT
(Certified Correct by Chief Surveyor)**

Project Number : QVV 68

This report has been prepared on the instruction of Land Information New Zealand in terms of Contract No : 50231 dated August 2000 and is undertaken for the purposes of the Crown Pastoral Land Act 1998.

LAND STATUS REPORT for West Hills Tenure Review		LIPS Ref: 12719
Property	1	of 1

Land District	Canterbury.
Legal Description	Run 316, situated in Blocks V, VI, IX and X, Tengawai Survey District.
Area	1097.9121 hectares.
Status	Crown land subject to the Land Act 1948.
Instrument of title / lease	Pastoral Lease CL 529/227 pursuant to Section 66 and registered under Section 83 of the Land Act 1948 as varied by Memorandum of Renewal A190094/1.
Encumbrances	Subject to: 1. No. 133717/4 Land Improvement Agreement under Section 30 of the Soil Conservation and Rivers Control Act 1941. 2. No. 448161/1 Land Improvement Agreement under subsection 3 of Section 30 of the Soil Conservation and Rivers Control Act 1941 and Variation of Land Improvement Agreement 448161/1. 3. Deed of Grant of Easement 37B/1268 as it affects the fee simple estate of the land. 4. Part IVA of the Conservation Act 1987, upon disposition.
Statute	Land Act 1948 and Crown Pastoral Land Act 1998.

Is Correct as at	8 March 2001.
Certification Attached	Yes.

Prepared by	Don McGregor
Crown Accredited Supplier	McGregor Property Services Limited, Christchurch for and on behalf of Q.V. Valuations

Certification:

Pursuant to section 11(1)(f) 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: 27/3/2001

R Moulton, Chief Surveyor
Land Information New Zealand, Christchurch

CERTIFICATION

Report to the Chief Surveyor, Christchurch, for a certification of a Status Investigation in respect of the WEST HILLS 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
7 February 2001

APPENDIX 1

Not Registered under Land Transfer Act.—Registered under Section 83, Land Act, 1948

(L. and R. B.—1)

Issued as a removal of (or in exchange for) Lease registered in Vol. fol.

NEW ZEALAND

Entered in Register-book, Vol. 829 fol. 227 day of May

LAND DISTRICT

10.45 o'clock a.m.



Assistant Land Registrar.

Pastoral Lease of Pastoral Land under the Land Act, 1948

No. P.157

METRIC AREA—1097.9121 ha

This Deed, made this day of between HIS MAJESTY THE KING (who, with his heirs and successors, is hereinafter referred to as "the Lessor"), of the one part, and

BLKS. V, VI, IX, X TENGAWAI S. D.

36088

36464

"Glencrag" Run 316 2713 0 0

36465

Run 309

See 1c: 40 chains to an inch.

AND the Lessee doth hereby covenant with the Lessor as follows, that is to say:—

- 1. THAT the Lessee will fully and punctually pay the rent hereinafter reserved at the times and in the manner hereinafter named in that behalf; and also will pay and discharge all rates, taxes, assessments, and outgoings whatsoever that now are or hereafter may be assessed, levied, or payable in respect of the said land or any part or parts thereof during the said term.
2. THAT the Lessee will within one year after the date of this lease take up his residence on the said land, and thereafter throughout the term of the lease will reside continuously on the said land.
3. THAT the Lessee will hold and use the said land bona fide for his own use and benefit and will not transfer, assign, sublet, mortgage, charge, or part with possession of the said land or any part thereof without the previous approval of the Land Settlement Board: Provided that such approval will not be necessary in the case of a mortgage to the Crown or to a Department of State.
4. THAT the Lessee will at all times farm the said land diligently and in a husbandlike manner according to the rules of good husbandry and will not in any way commit waste.
5. THAT the Lessee will throughout the term of his lease to the satisfaction of the Commissioner of Crown Lands for the Land District of Canterbury (hereinafter referred to as "the Commissioner") cut and trim all live fences and hedges, clear and keep clear the said land of all noxious weeds, and will comply strictly with the provisions of the Noxious Weeds Act, 1923.
6. THAT the Lessee will keep the said land free from wild animals, rabbits, and other vermin, and generally comply with the provisions of the Rabbit Nuisance Act, 1923.
7. THAT the Lessee will clean and clear from weeds and keep open all creeks, drains, ditches, and watercourses upon the said land, including any drains or ditches which may be constructed by the Commissioner after the commencement of the term of the lease; and will not at any time without the prior consent of the Commissioner alter the channel of any such creek or watercourse or stop or divert the water flowing therein.
8. THAT the Lessee will at all times during the said term repair and maintain and keep in good substantial repair, order, and condition all improvements belonging to the Crown (including those specified in the Schedule hereto which are being purchased by the Lessee) now or hereafter erected on the said land, and will not, without the prior written consent of the Commissioner, pull down or remove them or any part of them.
9. THAT the Lessee will insure all buildings belonging to the Crown (including those specified in the Schedule hereto which are being purchased by the Lessee) now or hereafter erected on the said land to their full insurable value in the name of the Commissioner in some insurance office approved by the Commissioner and will pay all premiums falling due under every such insurance policy and deposit with the Commissioner every such policy and, not later than the forenoon of the day on which any such premium becomes payable, the receipt for that premium.
10. THAT the Lessee will not throughout the term of the lease without the prior consent of the Commissioner, which consent may be given on such terms and conditions (including the payment of royalty) as the Commissioner thinks fit, fell, sell, or remove any timber, tree, or bush growing, standing, or lying on the said land, and that he will throughout the term of the lease prevent the destruction of any such timber, tree, or bush unless the Commissioner otherwise approves: Provided that the consent of the Commissioner as aforesaid shall not be necessary where any such timber or tree is required for any agricultural, pastoral, household, roadmaking, or building purpose on the said land nor where the timber or tree has been planted by the Lessee.
11. THAT the Lessee shall not, except for the purpose of complying with any of the provisions of the Noxious Weeds Act, 1923, burn any tussock, scrub, fern, or grass on the said land, nor permit any tussock, scrub, fern, or grass on the said land to be burned, unless in either case he shall have obtained the prior consent in writing of the Commissioner, which consent may be given subject to such terms and conditions as the Commissioner may deem necessary.
12. THAT officers and employees of the Department of Internal Affairs 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 Department is charged with the duty of exterminating or controlling, or for the purpose of destroying any such animals: Provided that such officers and employees in the performance of the said duties shall at all times avoid undue disturbance of the Lessee's stock.
13. See back heretof.

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

- (4) THAT the Lessee shall have the exclusive right of pasturage over the said land, but shall have no right to the soil.
(5) THAT the Lessee shall have no right, title, or claim whatsoever to any minerals (within the meaning of the Land Act, 1948) on or under the surface of the soil of the said land, and all such minerals are reserved to His Majesty together with a free right of way over the said land in favour of the Commissioner or of any person authorized by him and of all persons lawfully engaged in the working, extraction, or removal of any mineral on or under the surface of the said land or any adjacent land of the Crown, subject to the payment to the Lessee of compensation for all damage done to improvements on the said land belonging to the Lessee in the working, extraction, or removal of any such minerals: Provided that there shall be no right of way over, or right to work, extract, or remove any mineral from, any part of the said land which is for the time being under crop or used or situated within 50 yards of a yard, garden, orchard, vineyard, nursery, or plantation, or within 100 yards of any building: Dwellinghouse. Provided also that the Lessee may, with the prior consent in writing of the Commissioner, which consent may be given subject to such conditions as the Commissioner thinks fit, use any such minerals for any agricultural, pastoral, household, roadmaking, or building purpose on the said land, but not otherwise.
(6) THAT upon the expiration by effluxion of time of the term hereby granted and thereafter at the expiration of each succeeding term to be granted to the Lessee, the outgoing Lessee shall have a right to obtain, in accordance with the provisions of section 66 (3) of the Land Act, 1948, a new lease of the land hereby leased at a rent to be determined in accordance with Part VIII of the said Act for a term of thirty-three years computed from the expiration of the term hereby granted and subject to the same covenants and provisions as this lease, including this present provision for the renewal thereof and all provisions ancillary or in relation thereto.

one thousand nine hundred and ... of ... in the Dominion of New Zealand, (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 rent hereinafter reserved, 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 lease unto the Lessee ... area ... roads and ... perches, a little more or less, situated in the Land District of ... and being ...

(hereinafter referred to as "the said land"), as the same is more particularly delineated in the plan drawn hereon and therein coloured red in outline; together with the rights, easements, and appurtenances thereto belonging. TO HOLD the said premises intended to be hereby demised unto the Lessee for the term of thirty-three years, commencing on the first day of July one thousand nine hundred and ... together with the period between the date of this lease and the aforesaid first day of ... Yielding and paying therefor during the said term unto the Department of Lands and Survey at the Principal Land Office for the said Land District of ... the clear annual rent of ... (£122.3.5) 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 term. And also paying in respect of the improvements specified in the Schedule hereto the sum of ... (£) by a deposit of ... (£) (the receipt of which sum is hereby acknowledged) and thereafter by ... half-yearly instalments of ... pounds ... shillings and pence (£ : :) on the 1st day of January and the 1st day of July in each year in the same manner as rent.

DISCHARGED

30/9/1981

Mortgage 344246/6 to The Royal Banking and Finance Corporation - 10.9.1981 at 10.27 am.

for A.L.R.

No. 448161/1 Land Improvement Agreement under Sub Section 3 of Section 30 of the Soil Conservation and Rivers Control Act 1941 - 15.8.1983 at 9.10 a.m.

William

for A.L.R.

Variation of Land Improvement Agreement 448161/1 - 18.4.1986 at 9.00 am.

Scudle

for A.L.R.

Variation of Mortgage 344246/1 - 30.9.1986 at 10.41a.m.

DISCHARGED

[Signature]

for A.L.R.

Mortgage 661895/4 to Wrightson NMA Limited - 20.7.1987 at 9.45a.m.

DISCHARGED
20/7/1987
P.M. Head

for A.L.R.

Transfer 741720/1 of Mortgage 661895/4 to Wrightson Farmers Finance Limited - 18.5.1988 at 11.06am

White

for A.L.R.

Deed of Grant of Easement 37B/1268 affects the fee - simple estate of the within land

CP-Joly

for A.L.R.

Transfer A61572/5 of his share Peter James Robinson to Edmund John Robinson of Winscombe near Fairlie, Farmer - 20.7.1993 at 10.29am

CP-Joly

Mortgage A61572/13 to Wrightson Farmers Finance Limited - 20.7.1993 at 10.29am

DISCHARGED

CP-Joly

for A.L.R.

Transfer A159751/1 to Edmund John Robinson, abovenamed and Marie Anne Robinson his wife as tenants in common in equal shares - 21.2.1995 at 2.09pm

CP-Joly

for A.L.R.

No. A190094/1 Variation of the within lease extending the term for 33 years commencing on 1.7.1996 and varying the terms therein - 22.8.1995 at 9.27am

Palmer

for A.L.R.

A401942.2 Mortgage to Raymond Sullivan Solicitors Nominee Company Limited - 27.4.1999 at 2.07

Sullivan

for RGL

APPENDIX 2

Reply to:

Timaru

Landcorp

LAND CORPORATION LIMITED

FAX PHONE NO. (04) 749-459

COMPANY New Zealand Police
National Headquarters

ATTENTION Bruce Comfort

FROM Tony Hood, Landcorp, TIMARU

DATE 25 September 1990

NUMBER OF PAGES
(including this one) 1

SUBJECT "Glencraig" Station - Peter Robinson

DETAILS

In reference to your fax of 13/9/90.

Landcorp has no objection to the survey and registration of Easement for the right-of-way from the Radio site.

sent 11.20 25 9-90 JHB

If you do not receive the complete number of pages, or if you have any Queries with regard to this message, please phone TIMARU (03) 6848-340 or fax to TIMARU (03) 6880-407.

INCORPORATING LANDCORP INVESTMENTS LIMITED & LANDCORP MANAGEMENT SERVICES LIMITED

REGIONAL OFFICE

DISTRICT OFFICES

Christchurch
Southstate Tower
76 Cashel Street
Private Bag
CHRISTCHURCH
Telephone (03) 799-787
Fax (03) 798-440

Westport
Government Buildings
Palmerston Street
P.O. Box 65
WESTPORT
Telephone (0289) 7868

Hokitika
Landcorp House
49 Tancered Street
P.O. Box 176
HOKITIKA
Telephone (0208) 58-960
Fax (0288) 58-760

Timaru
Public Trust Building
1st Floor
Cnr Church & Sophia Sts
P.O. Box 564
TIMARU
Telephone (056) 18-346

Alexandra
4 Limerick Street
P.O. Box 27
ALEXANDRA
Telephone (0294) 86-935

Dunedin
258 Stewart Street
P.O. Box 5744 Moray Place
DUNEDIN
Telephone (024) 740-571
Fax (024) 775-162

Invercargill
Land Corporation Building
192 Spey Street
P.O. Box 825
Telephone (021) 44-489
Fax (021) 88-628

35/3/5/1/12



POLICE
Nga Pirihimana O Aotearoa

NEW ZEALAND POLICE
NATIONAL HEADQUARTERS
180 Molesworth Street,
Wellington, New Zealand

FAX (04) 749-459

ENGINEERING SERVICES
FAX MESSAGE HEADER SHEET

TO: LAND CORP TIMARU

FAX NO: (03) 6880 - 407

ATTENTION: TONY HOOD

FROM: BRUCE COMFORT

DATE: 13/9/90

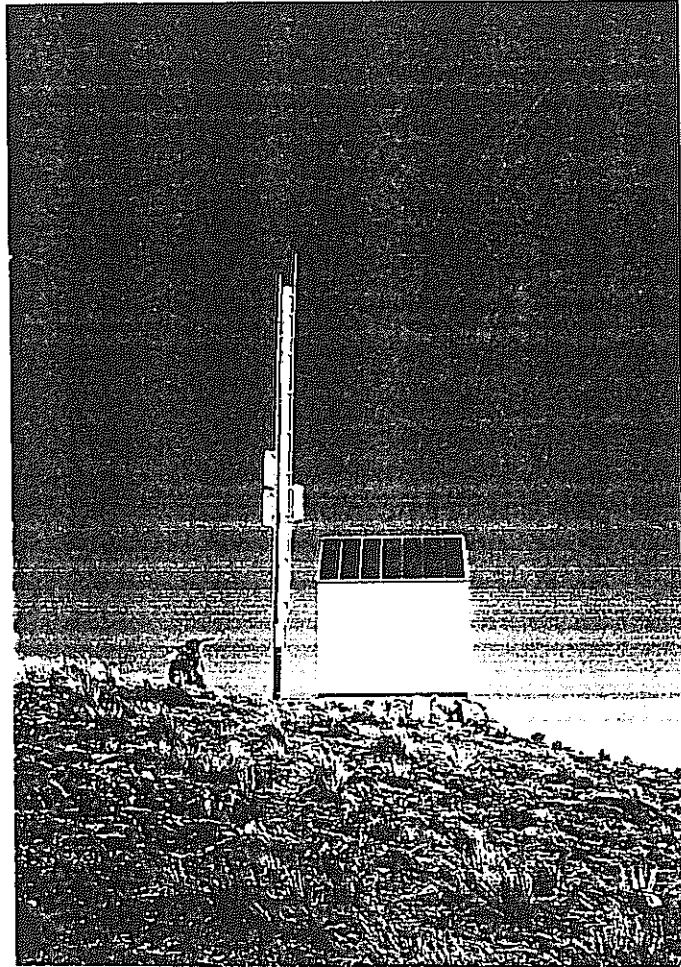
PAGES TO FOLLOW: NIL

SUBJECT: "GLENCRAIG" STATION PETER ROBINSON

Phone (04) 749-519
Bruce Comfort Direct.

MESSAGE:

- ① REFER TO MY PREVIOUS FAX OF 29/8
- ② PARA ④ ACCESS ACROSS RUN 316
GLENCRAIG
~~not appropriate~~ - I BELIEVE AT THIS STAGE
IS ONLY BY VERBAL AGREEMENT
- ③ WOULD LANCORP SUPPORT SURVEY
AND REGISTRATION OF EASEMENT FOR
RIGHT-OF-WAY FROM RADIO SITE (ON
FREEHOLD LAND) DOWN TO MC LEANS RD?



Police Installation Morueio
photo taken 9/8/90



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



Historical Search Copy


R. W. Muir
Registrar-General
of Land

Identifier CB35D/728
Land Registration District Canterbury
Date Issued 03 June 1992

Prior References
CB12K/1170

Estate	Fee Simple
Area	1742.9808 hectares more or less
Legal Description	Rural Section 36462, Rural Section 36464, Rural Section 36465 and Rural Section 34132

Original Proprietors

John Barry Waters as to a 1/2 share
John Barry Waters and Ruth Alison Leigh Waters as to a 1/2 share

Interests

Subject to Part IV A Conservation Act 1987

Subject to Section 11 Crown Minerals Act 1991

133717.3 Land Improvement Agreement pursuant to Section 30 Soil Conservation and Rivers Control Act 1941 - 14.6.1977
at 10.05 am

955530.1 Mortgage to Leonard John Waters and to Olive Agnes Waters in shares - 17.9.1991 at 11.32 am

References
Prior C/T 12K/1170

Transfer No.
N/C. Order No. 997020/1



REGISTER

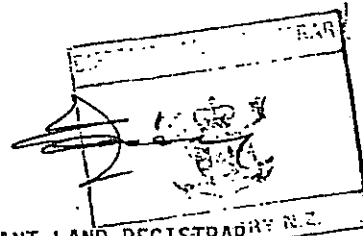
No. 35D/728

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 3rd day of June one thousand nine hundred and ninety-two under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that LANDCORP INVESTMENTS LIMITED at Wellington ---

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 1742.9808 hectares or thereabouts being Rural Sections 36462, 36464, 36465 and 34132 ---



ASSISTANT LAND REGISTRAR

Subject to:

Deferred Payment Licence embodied in Register 12K/1170
SEE 12K/1170

Part IVA Conservation Act 1987

Section 11 Crown Minerals Act 1991

[Signature]
A.L.R.

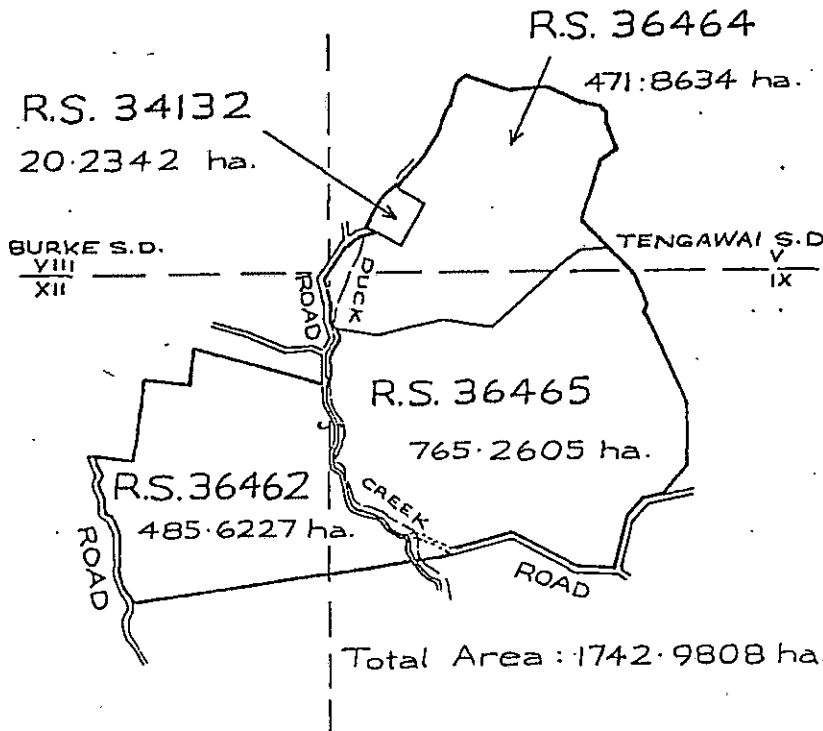
Transfer A77091/1 to John Barry Waters (as to a 1/2 share) and to the said John Barry Waters and Ruth Alison Leigh Waters all of Fairlie, Farmers (as to a 1/2 share) as tenants in common in the said shares - 19.10.1993 at 12.26pm

For A.L.R.
Interests from Deferred Payment Licence 12K/1170 now affect fee simple:

No.133717/3 Land Improvement Agreement under Section 30 of the Soil Conservation and Rivers Control Act 1941 - 14.6.1977 at 10.05am

Mortgage 95530/1 to Leonard John Waters and Olive Agnes Waters (in shares) - 17.9.1991 at 11.32am

[Signature]
For A.L.R.



Total Area: 1742.9808 ha.

For measurements see S.O's 3174^t, 3175^t, 3176^t

No. 35D/728



Log: 6154
E & G Coast

LIPS updated
24/4/01

LAND STATUS REPORT

WEST HILLS

for
Tenure Review

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

April 2001

CONTENTS

1. APPENDIX A – LAND STATUS REPORT and supporting plans

- SO Plans (additional)
- Extract of CLR
- Extracts of Allocation Maps
- DOC Consultation
- Information Supporting Mineral Ownership Investigation
- Other Information
- Information Supporting Notes to Report

2. APPENDIX B – LAND STATUS REPORT (Certified Correct by Chief Surveyor)

**APPENDIX A – LAND STATUS REPORTS
and supporting plans**

**Q V VALUATIONS
CHRISTCHURCH OFFICE**

APPENDIX A

Project Number QVV 68

This report has been prepared on the instruction of Land information New Zealand in terms of Contract No. 50231 dated August 2000 and is undertaken for the purposes of the Crown Pastoral Land Act 1998.

LAND STATUS REPORT for West Hills Tenure	LIPS Ref: 12719
Property 1 of 1	

Land District	Canterbury.
Legal Description	Run 316, situated in Blocks V, VI, IX and X, Tengawai Survey District.
Area	1097.9121 hectares.
Status	Crown land subject to the Land act 1948.
Instrument of / lease	Pastoral Lease CL 529/227 pursuant to Section 66 and registered under Section 83 of the Land Act 1948 as varied by Memorandum of Renewal A190094/1.
Encumbrances	<p>Subject to:</p> <ol style="list-style-type: none"> 1. No. 133717/4 Land Improvement Agreement under Section 30 of the Soil Conservation and Rivers Control Act 1941. 2. No. 448161/1 Land Improvement Agreement under Subsection 3 of Section 30 of the Soil Conservation and Rivers Control Act 1941. 3. Deed of Grant of Easement 37B/1268 as it affects the fee simple state of the land. 4. 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 Deed of Purchase.
Statute	Land Act 1948 and Crown Pastoral Land Act 1998.

Data Correct as at [Certification Attached]	12 April 2001. Yes.
--	------------------------

Prepared by Crown Accredited Supplier	Don McGregor McGregor Property Services Limited for and on behalf of Q V Valuations.
--	---

LAND STATUS REPORT for West Hills Tenure

LIPS Ref: 12719

Property 1 of 1

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

1) C.L. 529/227 provides that the lease is subject to the provisions of Section 58 of the Land Act 1948. This provision is "notional" only pending the disposition of the land.

2) In 1990 NZ Police advised that access from its communications facility on the adjoining freehold land (RS 36465 – CT CB35D/728) by verbal agreement. Landcorp indicated in correspondence that it had no objection to survey and registration of an Easement from the site across the lease to McLeans Road.

No action has been taken to legalise the access.

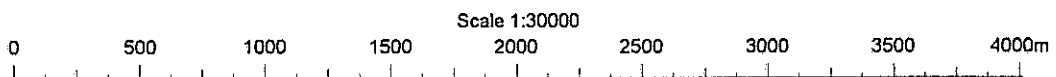
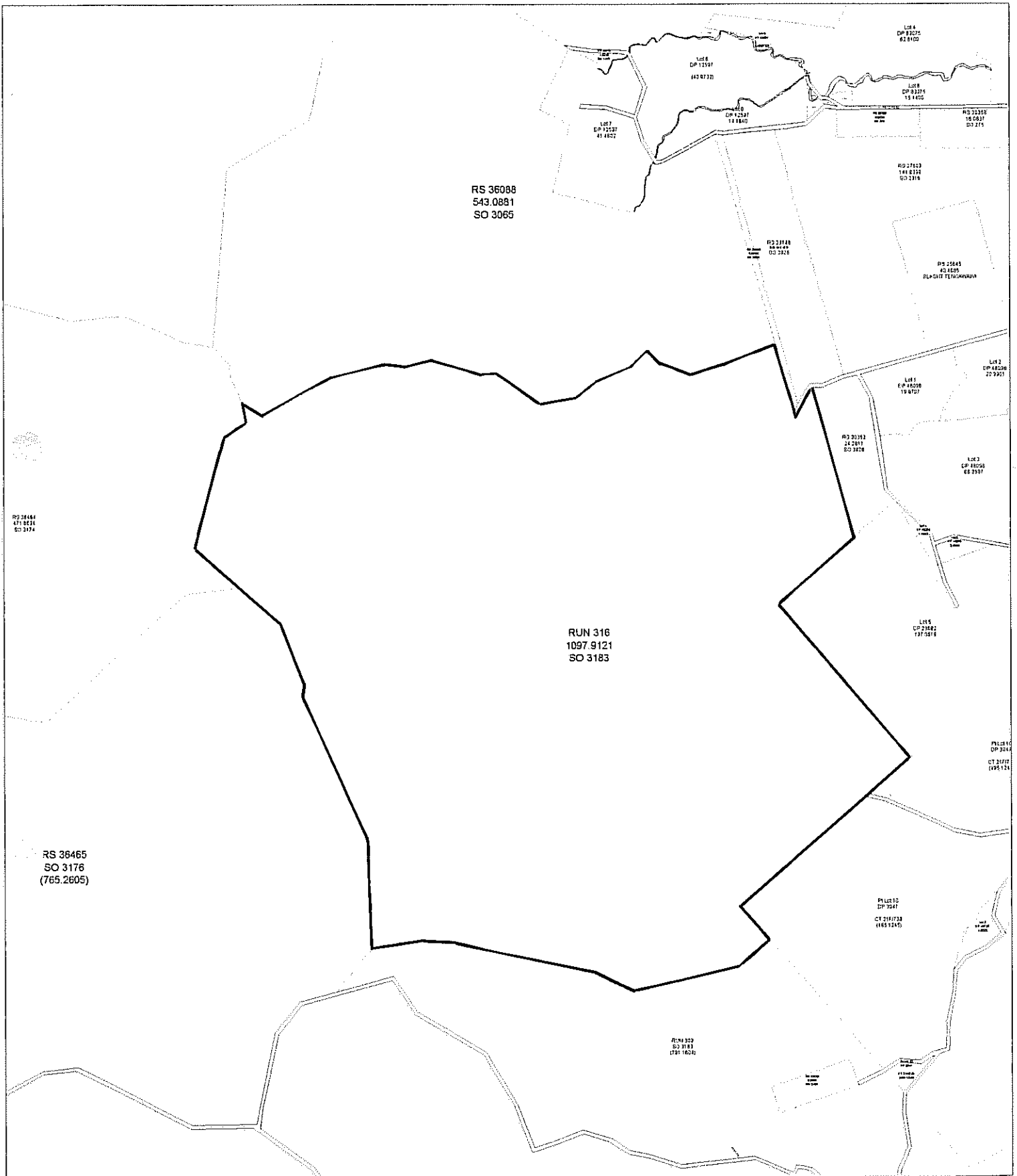
LAND STATUS REPORT for West Hills Tenure	LIPS Ref 12719
Property 1 of 1	

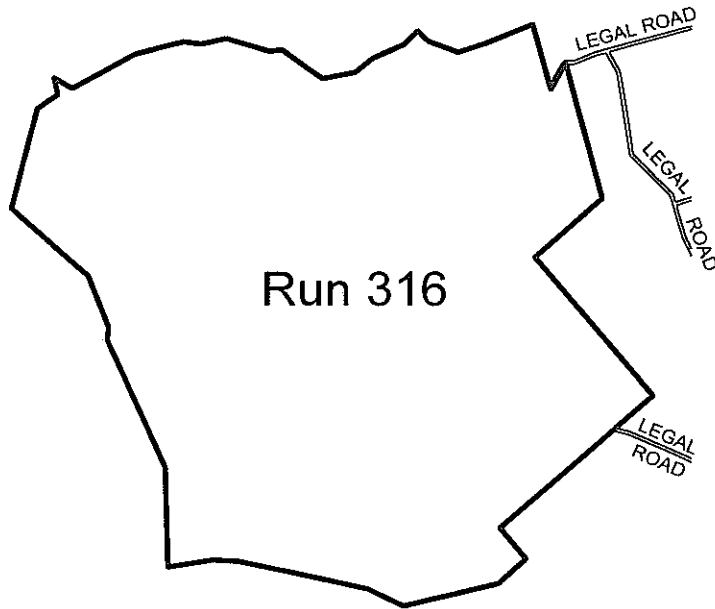
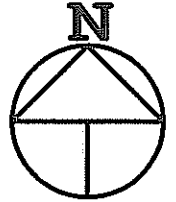
Research Data: Some Items may not be applicable

SDI Print Obtained	Yes.
NZMS 261 Ref	I38; J38.
Local Authority	MacKenzie District Council.
Crown Acquisition Map	Kemp Deed of Purchase.
SO Plans	<p>SO 3183 – Plan of Tengawai District (1894).</p> <p>SO 3215 – Plan of Runs 19 & 21 Teangawai District (December 1889).</p> <p>SO 18304 – Plan of Pt RS 36465 (Approved 5 March 1990).</p> <p>SO 18904 – Proposed Easement over Run 316 (Approved 25 February 1993).</p> <p>SO 17107 – Plan of DOC Allocations.</p> <p>SO 17115 – Plan of DOC Allocations.</p>
Relevant Gazette Notices	Searched. Not Applicable.
Lease Ref	CL 529/227 Pastoral Lease pursuant to Section 66 and registered under Section 83 of the Land Act 1948 as varied by Memorandum of Renewal A190094/1.
Legalisation Cards	Searched. No Cards.
CLR	Confirms Pastoral Lease tenure.
Allocation Maps (if applicable)	<p>Extract of DoC Allocation maps attached I38 (SO 17107) and J38 (SO 17115)</p> <p>SOE Allocations maps searched - Not applicable.</p>
VNZ Ref – if known	VR 25288/200.
Crown Grant Maps	Not Applicable

LAND STATUS REPORT for West Hills Tenure	LIPS Ref 12719
Property 1 of 1	

If Subject Land Marginal Strip: a) Type [Sec 24(9) or Sec 58] b) Date Created c) Plan Reference	a) See notes in (1) above.. b) Not applicable c) Not applicable
If Crown land – Check Irrigation Maps Mining Maps	Searched – Not applicable. Searched – Not applicable.
If Road a) Is it created on a Block Plan – Section 43(1)(d) Transit NZ 1989 b) By Proc	a) SO Plan. There are no intersecting roads. b) Proc Plan Not Applicable c) Gazette Ref Not Applicable
Other relevant information a) Concessions – Advice from DOC or Knight Frank. b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998 c) Mineral Ownership d) Other Info	a) There are no current DoC concessions. The only DoC interests are in any undetermined Marginal strips pending disposition. There are no current concessions administered over this property by Knight Frank (NZ) Limited. b) Searched. Not applicable. c) <input checked="" 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 Deed of Purchase d) An area (shown A on SO 18304) on the adjoining land is held for NZ Police Telecommunication purposes.





Run 316

LEGAL ROAD

LEGAL ROAD

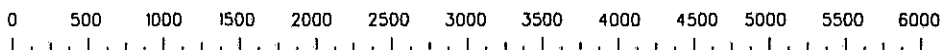
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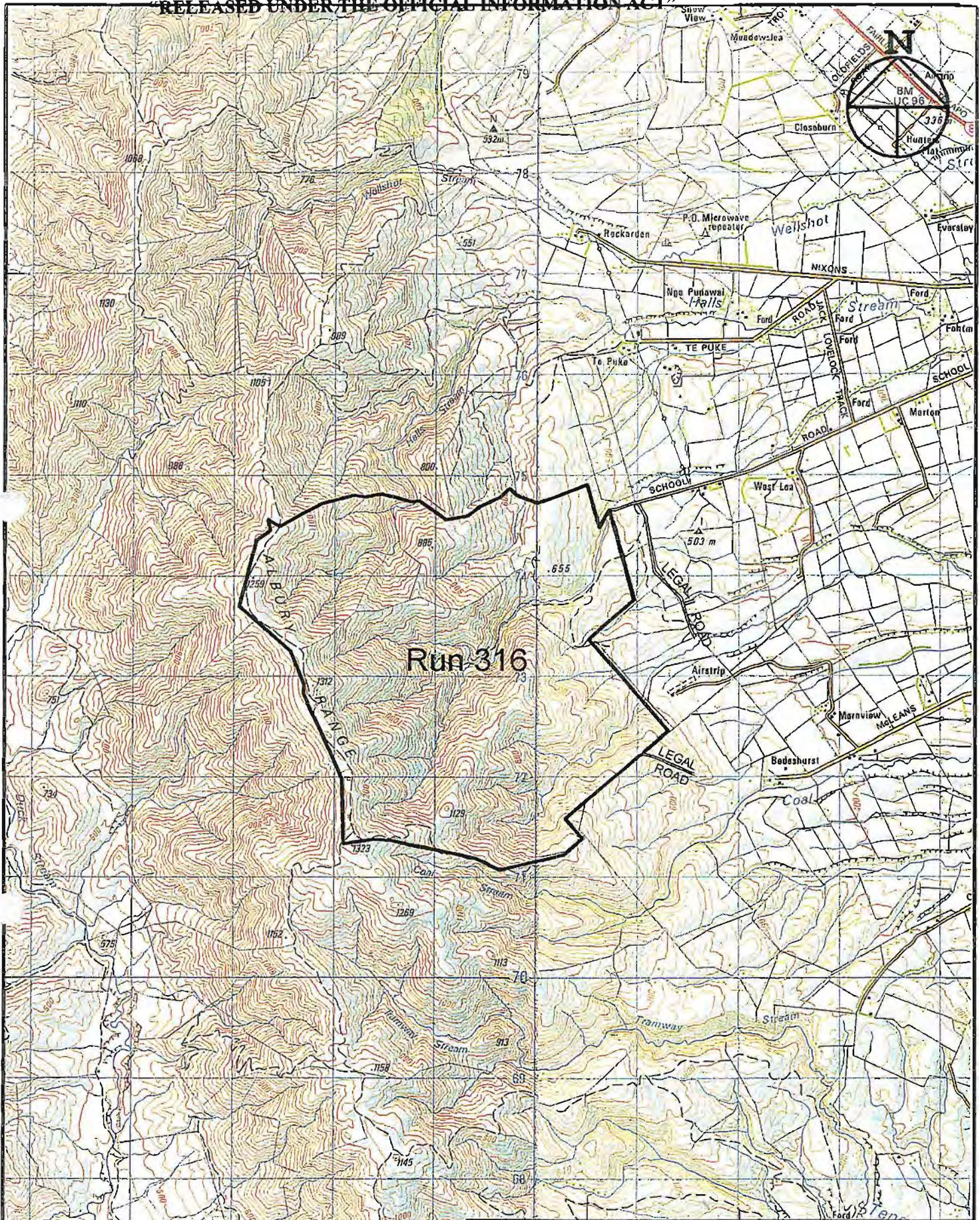
Marginal Strip Subject to Sec 24(9)
Conservation Act 1987 -----

Version	1	2	3	4	5
Canterbury Land District	Sheet 1 of 1				
Topographic Map 260 - 138, J38	Date 24/11/00				

Westhills

Scale 1:50000





Run 316

ROBERTS RANGE

LEGAL ROAD

SCHOOL

AIRSTRIP

WELLSHOT

CLASOBURN

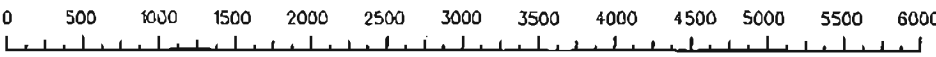
MUNDOVSLA

Version	1	2	3	4	5
Canterbury Land District					
Topographic Map 260 - I38, J38					
				Sheet 1 of 1	
				Date 24/11/00	

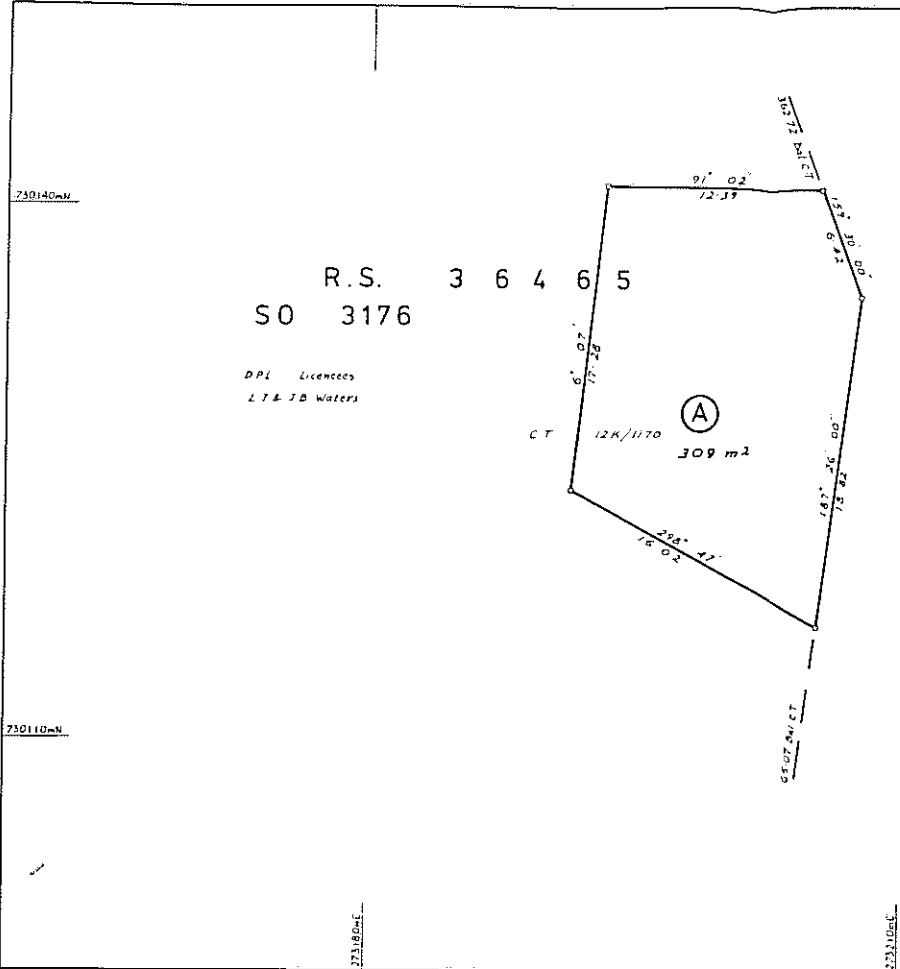
Marginal Strip Subject to Sec 24(9)
 Conservation Act 1987 - - - - -

Westhills

Scale 1:50000



SO Plans (additional)



R.S. 36465
SO 3176

RUN 316
(Glencraig)
SO 3215
C.L. 529/227

DPL Licences
L & T B Waters

(A)
12K/1170
309 m²

Approvals
APPROVED AS TO LAYOUT
[Signature]
[Signature]
[Signature]

SCHEDULE OF AREAS

SHOWN	AREA	DESCRIPTION
A	309	PART RURAL SECTION 36465 PART C.T. 12K/1170 BLOCK 11 TENGWAI SURVEY DISTRICT

Total Area 309 m²
Comprised in Pt. C.T. 12K/1170

I, VILLEN MARIE VAN DEN BERG
Registered Surveyor and holder of an annual practicing certificate or who
may act as a registered surveyor pursuant to section 25 of the Survey Act
1988 hereby certify that this plan has been made from surveys executed
by me or under my direction that all bearings and distances are correct and
have been made in accordance with the Survey Regulations 1982 or any
regulations made in substitution thereof.
Dated at Christchurch this 25th day
of January 1990 Signature *[Signature]*

Field Book # _____ Traverse Book # _____
Reference Plans 501 224 1170

Examined *[Signature]* Correct
Approved as to Survey
5/13/90 Deputy Chief Surveyor

Deposited this day of 19
District Land Registrar

File No. 5018304
Received 17 J 90
Instructions

LAND DISTRICT CANTERBURY
SURVEY BLK. & DIST. IX TENGWAI
NZMS 261 SHT 38 RECORD MAP No 10000/S.1

PT. R.S. 36465

TERRITORIAL AUTHORITY HAKKENZIE DISTRICT
Surveyed by WORKS CONSULTANCY SERVICES
Scale 1 : 150 Date JANUARY 1990

TOO

Extract of CLR

10 FEB 1987

Description: Run 316 "Main View" Caledonia
 Title in: Blocks V, VI, IX and X Temagwai Survey District
 O. Plan: _____ Local Authority: Mackenzie County Council Area: 1097.9121 m²/ha

DETAILS OF LEASE OR LICENCE							
File	Selector	File	Date of Selection	Term Years / From	R.V. Price	A/Rent Instalment	Det. Exp.
	<u>121316</u>	<u>P107</u>	<u>1.3.63</u>	<u>33 1.7.63</u>	<u>6870.00</u>	<u>344.95</u>	<u>30/6/14</u>

DETAILS OF RESERVATIONS							
Purpose or Classification	Gazette		Administering Body	Vested		Control & Management	
	Year	Page		Year	Page	Year	Page

Valuation Ref: 25280-2 C.L./C.T./Deeds Ref: _____

Name of Reserve/Locality: _____
 Description: Run 316 "Main View"

Extracts of Allocation Maps

