

## **Crown Pastoral Land Tenure Review**

**Lease name : MT CECIL**

**Lease number : PT 078**

### **Due Diligence Report (including Status Report) - Part 2**

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.

**November**

**05**

**OPUS INTERNATIONAL CONSULTANTS LIMITED  
CHRISTCHURCH OFFICE**

**APPENDIX A**

Project Number : G 002 – 53SR – 006 YC

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

<b>LAND STATUS REPORT for Mt Cecil Station</b>		<b>LIPS Ref 12669</b>
<b>Property</b>	<b>1</b>	<b>of 1</b>

<b>Land District</b>	Canterbury
<b>Legal Description</b>	Run 47B situated in Blocks III, IV, VII and VIII Waihao Survey District
<b>Area</b>	2452.7996 hectares
<b>Status</b>	Crown Land subject to the Land Act 1948.
<b>Instrument of title / lease</b>	All Pastoral Lease 529 / 92 pursuant to Section 66 and registered under Section 83 of the Land Act 1948
<b>Encumbrances</b>	Subject to Part IVA of the Conservation Act 1987 upon disposition.
<b>Mineral Ownership</b>	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 original Maori owners under the 1848 Kemp Purchase.
<b>Statute</b>	Land Act 1948 and Crown Pastoral Land Act 1998.

<b>Data Correct as at</b>	15 November 1999
<b>[Certification Attached]</b>	Yes
<b>Prepared by</b>	Don McGregor
<b>Crown Accredited Agent</b>	Opus International Consultants Ltd, CHRISTCHURCH

<b>LAND STATUS REPORT for Mt Cecil Station</b>				<b>LIPS Ref 12669</b>	
Property	1	of	1		

<p><b>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.</b></p>	<ol style="list-style-type: none"> <li>1. Pastoral lease 529/92 contains a notation for Section 58 strips to be excluded from the lease along all rivers and streams over 3 metres in width. This provision was perpetuated at renewal in 1990 and the strips are now deemed to be marginal strips under Section 24(3) of the Conservation Act 1987.  <b>Until the marginal strips are defined they remain as "notional".</b></li> <li>2. It is noted that there is an unformed legal road on the south west boundary part of which conforms to existing tracks. The possibility of transfer of this road (or parts thereof) to the Crown for incorporation into the lease in exchange for the provision of practical access should be investigated.</li> </ol>
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OPUS INTERNATIONAL CONSULTANTS LIMITED  
CHRISTCHURCH OFFICE

APPENDIX B

Project Number : G 002 – 53SR – 006 YC

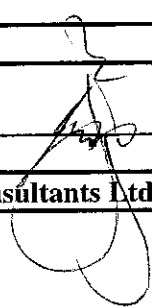
This report has been prepared on the instruction of Land Information New Zealand in terms of Contract No : 50176 dated 23 September 1999 and is undertaken for the purposes of the Crown Pastoral Land Act 1998.

LAND STATUS REPORT for Mt Cecil Station				LIPS Ref 12699
Property	1	of	1	

Land District	Canterbury
Legal Description	Run 47B situated in Blocks III IV VII and VIII Waihao Survey District.
Area	2452.7996 hectares.
Status	Crown land subject to the Land Act 1948.
Instrument of title / lease	All Pastoral lease 529/92 pursuant to Section 66 and registered under Section 83 of the Land Act 1948.
Encumbrances	Subject to Part IVA of the Conservation Act 1987.
Statute	Land Act 1948 and Crown Pastoral Land Act 1998.

Data Correct as at	21 October 1999
[Certification Attached]	Yes

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



Certification:

Pursuant to section 11(1)(I) 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*

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

Date: <sup>27</sup>...../...../1999

*Handwritten notes*

## CERTIFICATION

**Report to the Chief Surveyor, Christchurch, for a certification of a Status Investigation in respect to Mt Cecil Station.**

1. Donald McGregor, Property Consultant, Opus International Consultants Ltd, certifies that the status report enclosed for certification is in order for signature.
2. In giving this certification, Donald McGregor, Property Consultant, Opus International Consultants Ltd, undertakes 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  
Opus International Consultants Ltd  
21 October 1999

<b>LAND STATUS REPORT for Mt Cecil Station</b>				<b>LIPS Ref 12669</b>
Property	1	of	1	

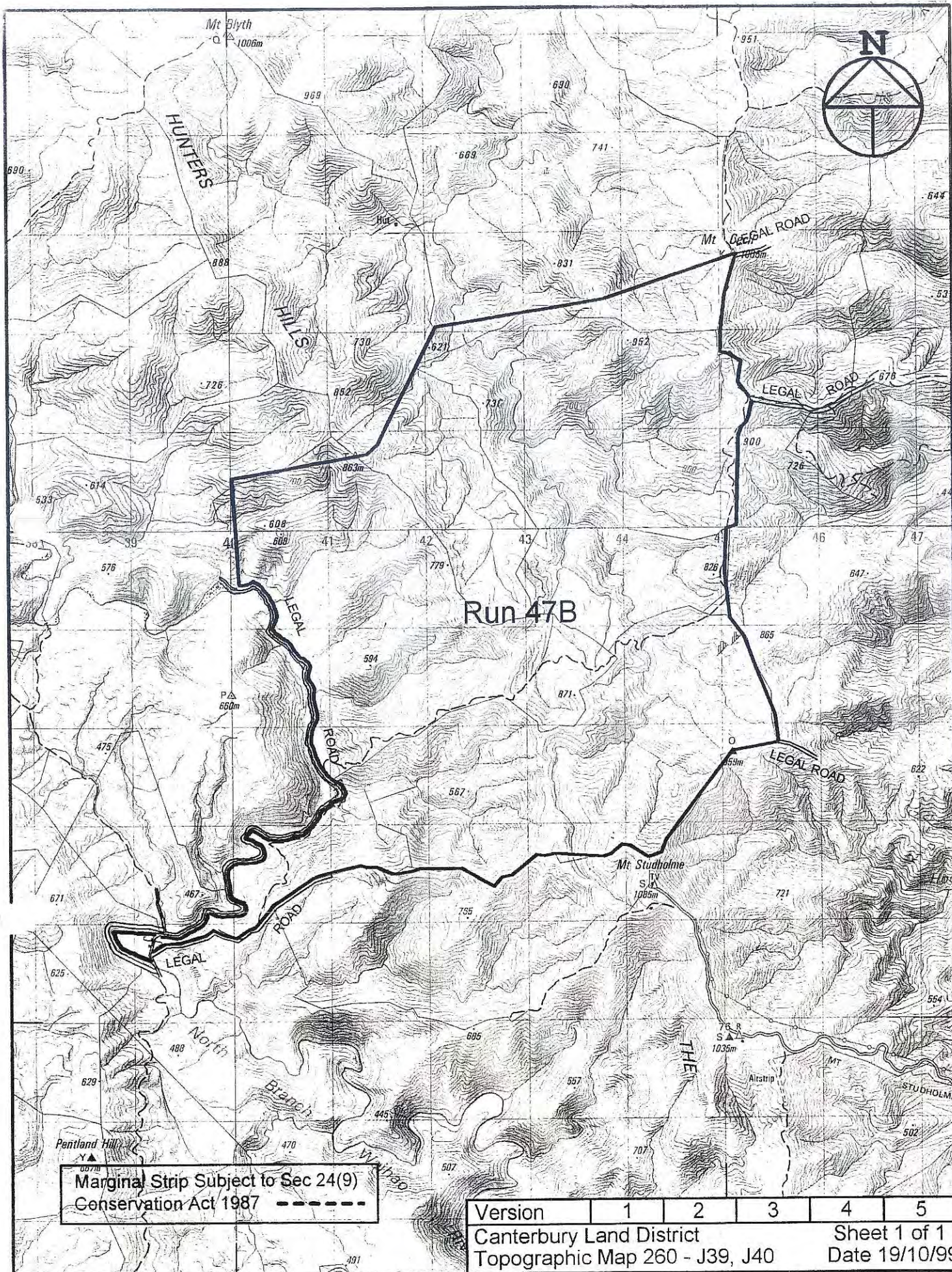
**Research Data: *Some Items may be not applicable***

SDI Print Obtained	Yes
NZMS 261 Ref	J 39 / J 40
Local Authority	Waimate District Council
Crown Acquisition Map	Kemps Deed
SO Plans	SO 5511 (approved 20/5/1918) Plan of Run 47A and 47B
Relevant Gazette Notices	N.A.
CT Ref / Lease Ref	Pastoral Lease 529/92 pursuant to Section 66 and registered under Section 83 of the Land Act 1948.
Legalisation Cards	N.A.
CLR	Confirms Pastoral Lease tenure
Allocation Maps (if applicable)	No allocations to DOC or SOE. Extracts of DOC (SO's 15108 and 15109) and SOE (SO's 17065 and 17066) allocation maps attached.
VNZ Ref - if known	VR 25140 / 14800, 15100 and 15200
Crown Grant Maps	N.A.
<b>If subject land Marginal Strip:</b>	
<b>a) Type [Sec 24(9) or Sec 58]</b>	a) See above notes
<b>b) Date Created</b>	b) N.A.
<b>c) Plan Reference</b>	c) N.A.

<b>LAND STATUS REPORT for Mt Cecil Station</b>	<b>LIPS Ref 12669</b>
Property   1   of   1	

**Research – continued**

If Crown land – Check Irrigation Maps.	N.A.
Mining Maps	N.A.
<b>If Road</b> a) <b>Is it created on a Block Plan – Section 43(1)(d) Transit NZ Act 1989</b>  b) <b>By Proc</b>  c) <b>Gazette Ref</b>	a) SO Plan 5511. The original plan sighted denoted the roads abutting the lease as coloured burnt sienna and therefore legal roads by either Crown Grant or legal road under Section 110A of the Public Works Act 1928 (now Section 43(1)(d) of the Transit Act 1989).  b) Proc Plan  N.A.  a) Gazette Ref.  N.A.
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	a) No current DOC concessions. DOC has an interest in undefined marginal strips.  Existence of concessions administered by Knight Frank not determined.  b) Searched. N.A.  c) Either  <input type="checkbox"/> Mines and Minerals are owned by the Crown because the land has never been alienated from the Crown since its acquisition for settlement purposes from the former Maori owners under the 1848 Kemp Purchase.  <input type="checkbox"/> Contained in [provide evidence].
d) Other Info	d) N.A.

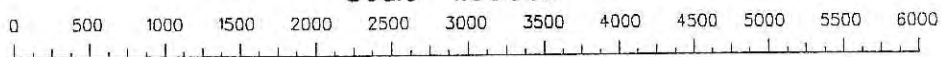


Marginal Strip Subject to Sec 24(9)  
Conservation Act 1987 - - - - -

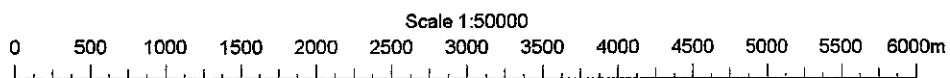
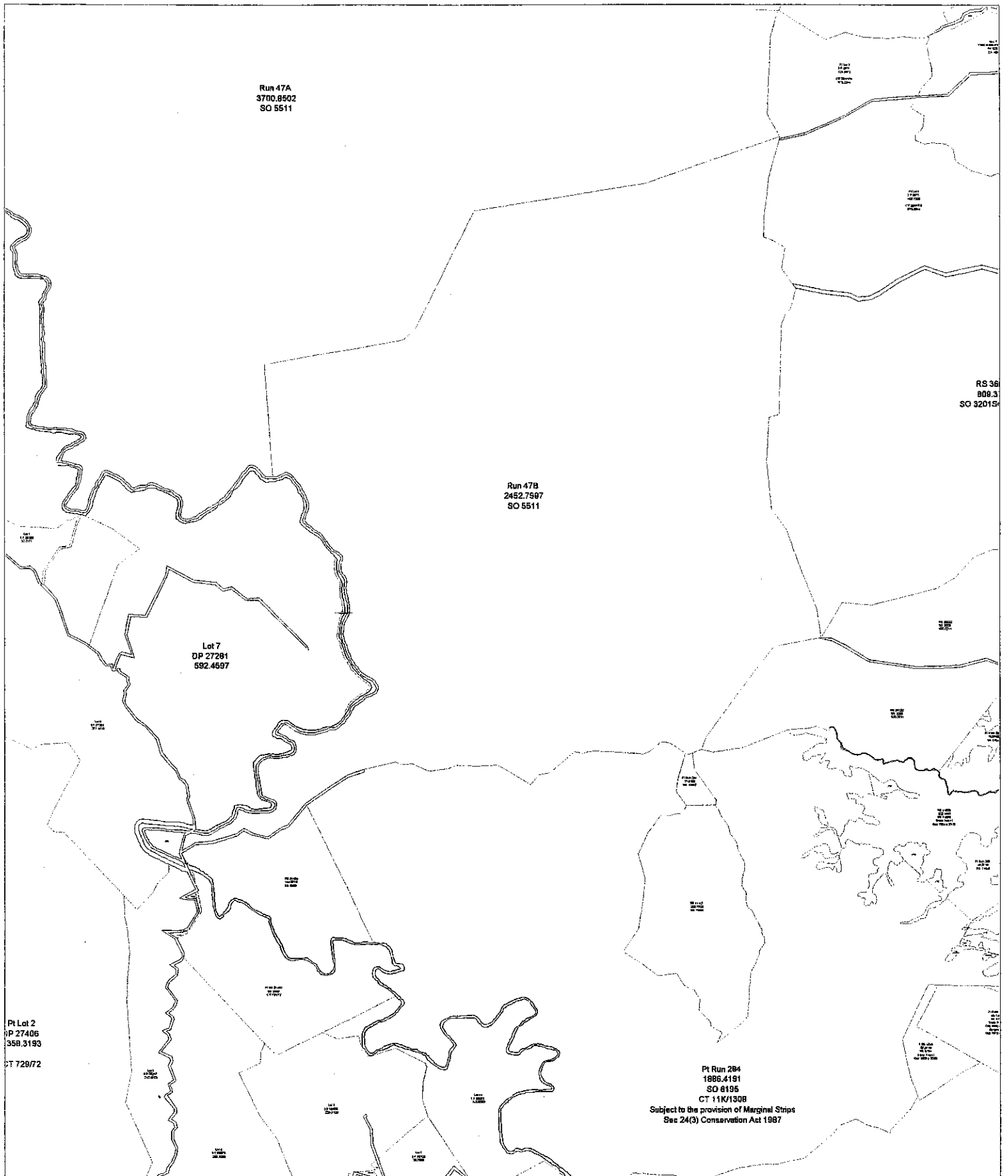
Version	1	2	3	4	5
Canterbury Land District					Sheet 1 of 1
Topographic Map 260 - J39, J40					Date 19/10/99

### Mt Cecil

Scale 1:50000







RUN 47B

TERRALINK NZ LTD(Terraview)-DCDB Data as at 01.01.99>Title & VNZ data as at 01.05.99.Geodetic data as at 11.10.97.  
Cadastral Information from LINZ Digital Cadastral Database (DCDB). CROWN COPYRIGHT RESERVED.