

## **Crown Pastoral Land Tenure Review**

**Lease name : THE POPLARS**

**Lease number : PC 015**

### **Due Diligence Report (including Status Report) - Part 5**

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.

**October 06**

**APPENDIX 12**

RELEASED UNDER THE OFFICIAL INFORMATION ACT

P15  
3/15/16  
E.CH 7/20

JL

799 760

-----  
Private Bag  
CHRISTCHURCH

23 November 1982

The Regional Engineer  
Regional Engineer's Office  
Post Office  
Box 1473  
CHRISTCHURCH

SEARCHED	INDEXED
SERIALIZED	FILED
NOV 23 1982	
82/608	
60489	
29 11 82	

OLA

Dear Sir

PROPOSED BUILDING AND CABLE SITE : THE POPLARS

I refer to your letter of 23 September 1982 and confirm there is no objection to the siting of the small building and cable on part of The Poplars Pastoral Run C.L. 539/100 (P15). No compensation will be payable to the Crown. However, continued occupancy will be by way of sublease at a rental of ... p.a. A sublease document should now be prepared by your own solicitor to run concurrent with the term of the present head lease; an up-to-date search copy of which is attached for your assistance. A list of typical conditions for subleases of this kind is also enclosed. In addition it is noted that the building is already inconspicuously sited blending in with its surroundings as much as possible but you are reminded that the Commissioner of Crown Lands' consent should be obtained before installations or structures are sited on Crown land.

...  
...

Yours faithfully

PCO 29/11  
P.L. Savage  
for Commissioner of Crown Lands

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Encl.

.../2

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NOTE:

There is a sublease to BCNZ for a TV translator on Mt Hay (P44) but at nil rental and Mt Studholme TV translator was excluded from lease P79 with no compensation to the Crown. Therefore some revision of policy would appear necessary.

*PLO 29/11*  
P.L. Savage  
for Commissioner of Crown Lands

DFO  
OFFICE

Above copy for your information. F/O W.J. Kalis' report of 11 November refers.

*PLO 29/11*  
P.L. Savage  
for Commissioner of Crown Lands

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Regional Engineer's Office  
Post Office  
Box 1473  
CHRISTCHURCH

Telex NZ4242  
Telephone 794 500  
Extension 505  
DJD:JY

23 September 1982

Lands and Survey Department
<b>23 SEP 1982</b>
CHRISTCHURCH

E.CH 7/20

P 15

*Handwritten initials*

The Commissioner of Crown Land,  
Department of Lands and Surveys,  
Private Bag,  
CHRISTCHURCH,

Dear Sir,

As discussed with Mr L. Burn of your office, the New Zealand Post Office wishes to apply for an informal easement agreement to allow the laying of cable and the installation of a small building on Crown leasehold land, currently leased by Mr T. J. Barrett, The Poplars, Lewis Pass. This work is necessary to provide telephone service at the Boyle River Settlement.

- ... Attached are plans showing the proposed position of the cable and small building, as well as a drawing of the proposed building
- ... showing dimensions and the type of construction. Also enclosed is a copy of recent correspondence with the leaseholder, Mr T.J. Barrett, indicating his consent for the above work. Thank you.

Yours faithfully,

*Handwritten signature: D. J. Dowden*

(D. J. DOWDEN)  
for Regional Engineer.

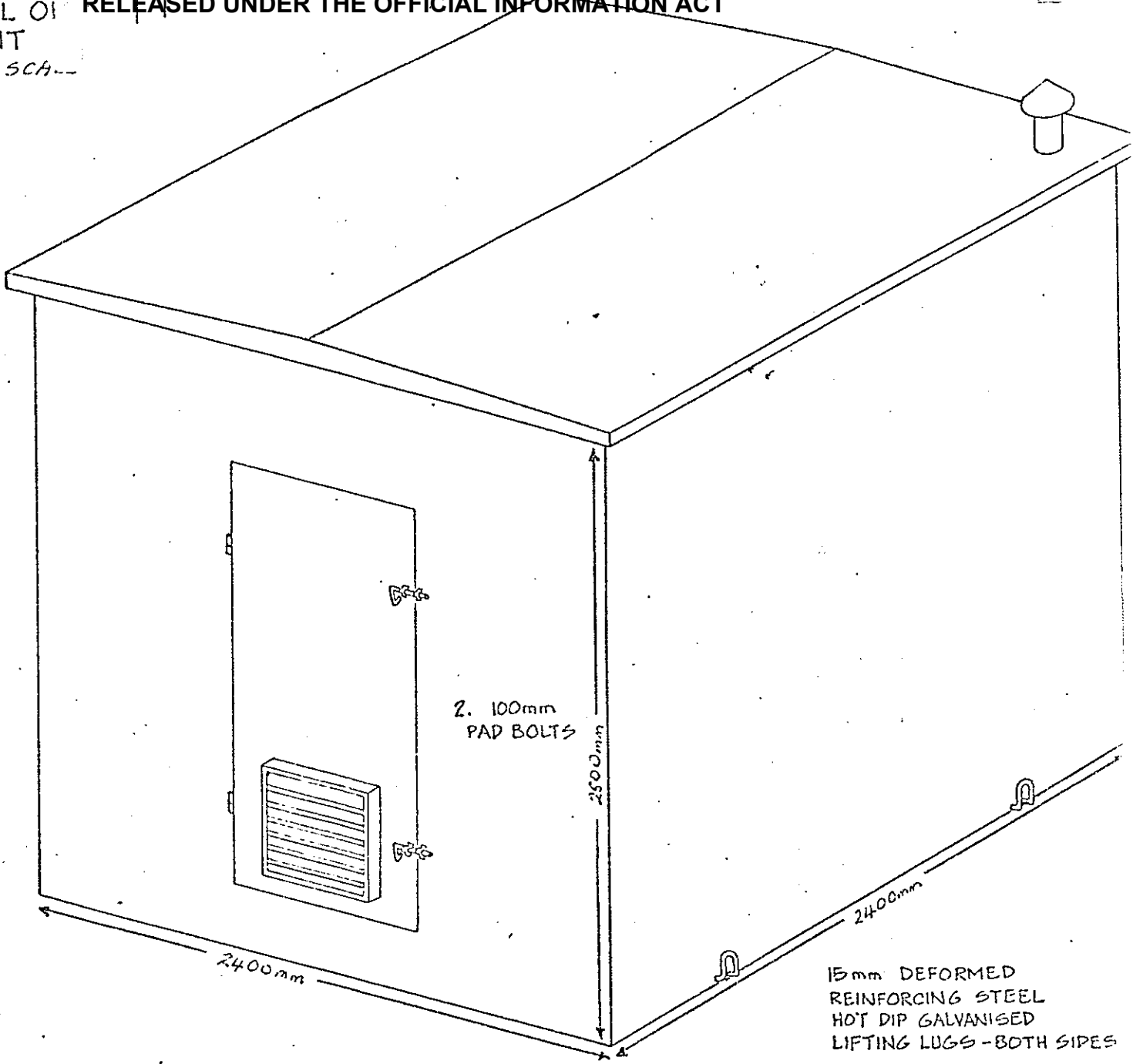
Encl.

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TAIL OF  
MENT  
T TO SCA...



2. 100mm  
PAD BOLTS

2500mm

2400mm

2400mm

15mm DEFORMED  
REINFORCING STEEL  
HOT DIP GALVANISED  
LIFTING LUGS - BOTH SIDES

PICTORIAL VIEW  
NOT TO SCALE

### SPECIFICATIONS

BASIC CONSTRUCTION : 30 MPa CONCRETE WITH G65 MESH  
KEEP MOIST DURING CURING AS  
SHRINKAGE CRACKING WILL NOT BE  
ACCEPTED

FINISH : THE EXTERIOR TO BE STIPLE PLASTERED  
AND COATED WITH "AQUALUX" WATERPROOFING  
TO SATURATION POINT AFTER CURING.  
THE INTERIOR TO BE COATED WITH TWO  
COATS OF "AQUELLA".  
THE EXTERIOR SURFACE OF THE BASE  
TO HAVE TWO COATS OF MULSEAL AS A  
DAMPCOURSE.  
ALL EXPOSED METAL SURFACES TO BE PAINTED  
WITH A ZINC BASED METAL PRIMER, UNDERCOATED  
THEN FINISHED WITH TWO COATS OF EXTERIOR  
ENAMEL

SUGGES

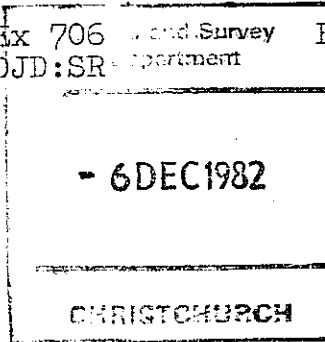
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Regional Engineer's Office  
Post Office  
Box 1473  
CHRISTCHURCH



Telephone 794 500 Ex 706 Land Survey E.CH 7/20  
Telex NZ4242 DJD:SR Department

2 December 1982



*P 15*

The Commissioner of Crown Lands  
Department of Lands and Survey  
Private Bag  
CHRISTCHURCH

*[Handwritten signature]*

Attention: Mr L. Burn

E.CH 7/20, 23.9.82.- INFORMAL EASEMENT AGREEMENT,  
LEWIS PASS

Enclosed for your records is a scaled plan showing  
the position of the cables and small building on  
Crown leasehold land, currently leased by  
Mr T. J. Barrett, The Poplars, Lewis Pass.

*[Handwritten signature]*

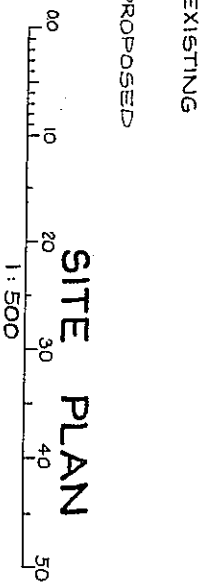
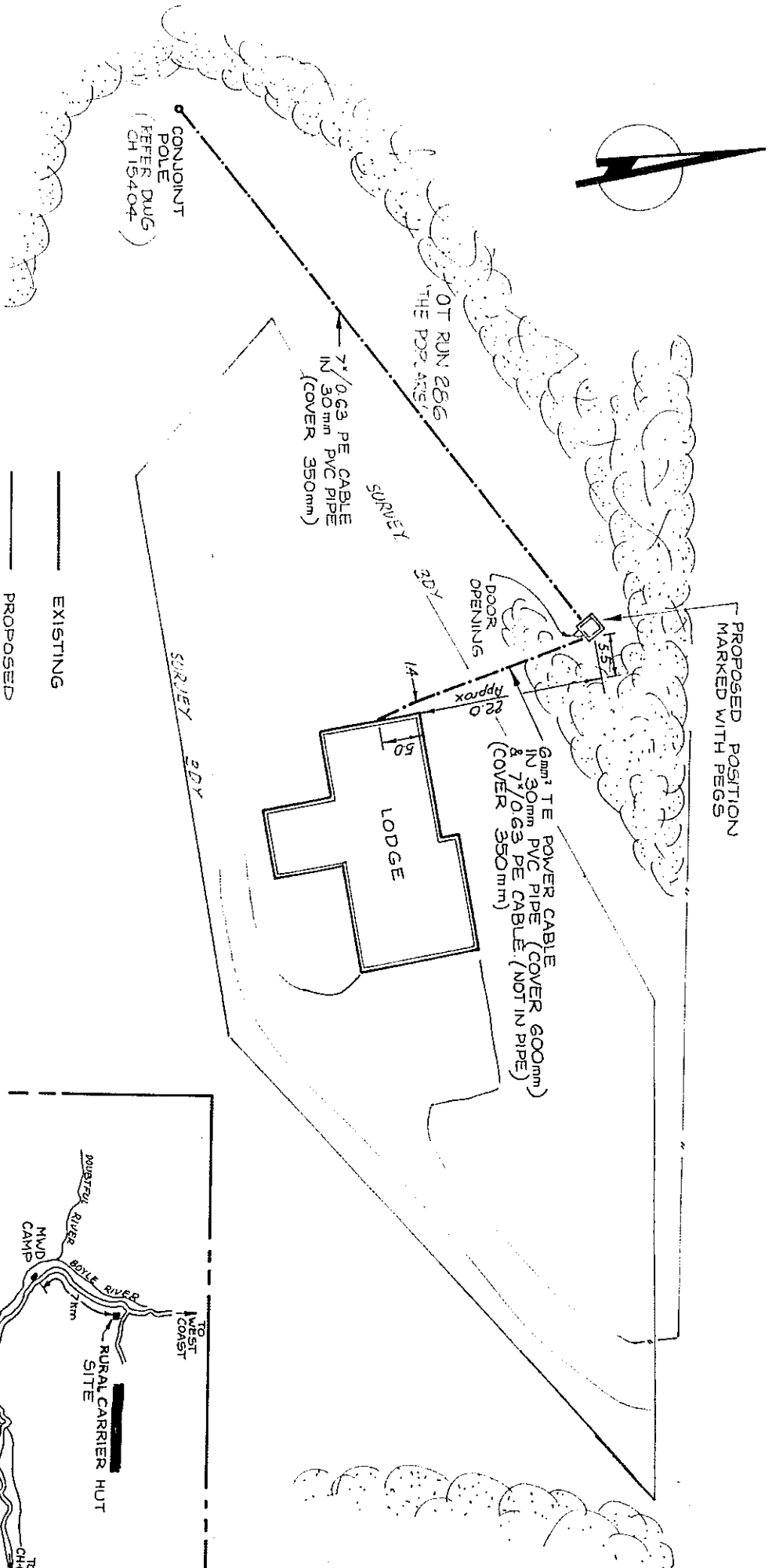
(D. J. DOWDEN)  
for Senior Divisional Engineer (W&S)

Encl.

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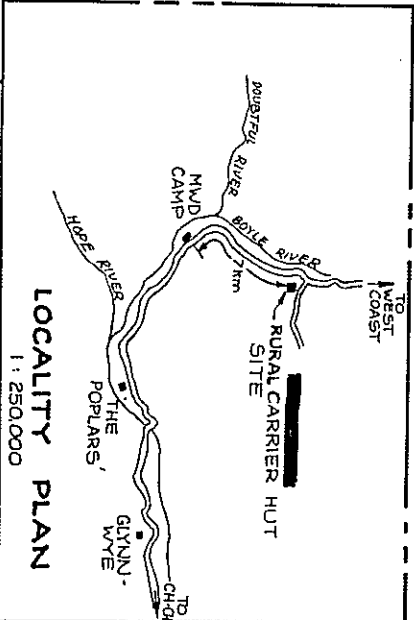
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ISS DATE	CKD	APD	ORDER/DEL	CHANGE
24.9.82	JSM	42	42928 SID	

**BOYLE RIVER SETTLEMENT.**  
**SITE FOR RURAL CARRIER HUT.**



DRN	SD	CKD	JSM	ORIGIN	FD
TCD	SD	APPD	JSM	STANDARD	
NZPO REGIONAL ENGINEER CHRISTCHURCH					
SHT 1 OF 1		SK CH82/156			
SIZE A3					

**APPENDIX 13**

Reply to: **RELEASED UNDER THE OFFICIAL INFORMATION ACT**

Christchurch

Our Ref: P 15

25 August 1989

Mr J Shearer  
Glasnevin Holdings Ltd  
The Poplars Station  
Private Bag  
CULVERDEN

Dear Mr Shearer

ACCESS RE PROPOSED BRIDGE : WINDY POINT

I am pleased to advise that the Department of Lands have approved the erection of the bridge as previously discussed and access across the Section 58 Strip (20 metres adjoining the river). The approval is subject to the following conditions.

- i) That earth disturbance to establish the bridge foundations and approaches is kept to an absolute minimum.
- ii) The area disturbed is levelled and regrassed.
- iii) That the public retain the right of access along the Section 58 strip.
- iv) That any North Canterbury Catchment Board approvals required are obtained.

There have been various discussions over the need for a more formal access easement. It is not seen as essential and the Department of Lands have not requested this but you may like to consider this to ensure your future access over the Section 58. This issue does not need to hold up making a start on construction but I believe you should give it serious consideration.

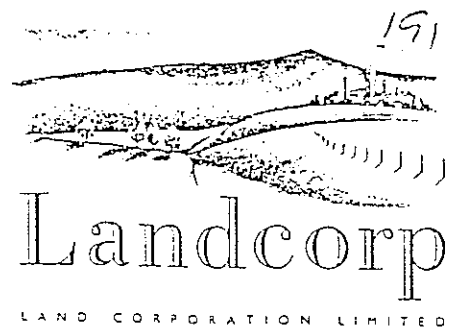
If you have any queries please do not hesitate to contact the undersigned.

Yours faithfully

S J K Bamford  
Consultant  
for Landcorp Management Services Ltd

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INCORPORATING LANDCORP INVESTMENTS LIMITED & LANDCORP MANAGEMENT SERVICES LIMITED

REGIONAL OFFICE

DISTRICT OFFICES

Christchurch  
Soutstate Tower  
76 Cassel Street  
Private Bag  
CHRISTCHURCH  
Telephone (03) 799-787  
Fax (03) 798-449

Westport  
Government Buildings  
Parmerston Street  
P.O. Box 65  
WESTPORT  
Telephone (0209) 7668

Hokitika  
Landcorp House  
49 Tancred Street  
P.O. Box 176  
HOKITIKA  
Telephone (0288) 58-960  
Fax (0288) 58-750

Timaru  
Public Trust Building  
1st Floor  
Cnr Church & Sornia Sts  
P.O. Box 564  
TIMARU  
Telephone (050) 48-240

Alexandra  
4 Limerick Street  
P.O. Box 37  
ALEXANDRA  
Telephone (0294) 86-935

Dunedin  
155 Stewart Street  
P.O. Box 3744, Varsity Place  
DUNEDIN  
Telephone (024) 740-371  
Fax (024) 775-002

Invercargill  
Land Corporation Building  
192 Spey Street  
P.O. Box 635  
Invercargill  
Telephone (03) 44-489  
Fax (03) 88-018

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# DEPARTMENT OF LANDS

Level 2, Property House, 204 Hereford Street, Christchurch, New Zealand.  
PO Box 13 568, Armagh, Christchurch. Telephone (03) 654 252, Bureaufax (03) 662837.

OUR REFERENCE: LDS 3  
YOUR REFERENCE:  
INQUIRIES PLEASE ASK FOR: Mr C L Costello

LAND CORPORATION  
LTD.  
11 AUG 1989  
CHRISTCHURCH

*M/C  
Chin*

10 August 1989

Regional Manager  
Land Corporation Ltd  
Private Bag  
CHRISTCHURCH

Dear Sir

**EASEMENT : POPLARS RUN**

Enclosed is copy of a letter dated 3/8/89 from DOC.

As discussed with Simon Bamford, this Department has no objection to erection of the bridge nor to the provision of access thereto on the understanding that you (as Crown's agent) and DOC, and presumably the Catchment Board, are agreeable.

I will not request a formal easement and consider that a formal letter of approval from you should suffice; however, if Mr Shearer prefers a proper easement that is over to him and it probably would not involve him in a great deal of additional expense for survey, etc, if the work were done in conjunction with with DOC easement on the other side of the river.

Any approval should make it clear that the public has right of access along the "Section 58" strip.

A copy hereof has been sent to Doc.

Yours faithfully

*C L Costello*  
C L Costello  
for District Manager

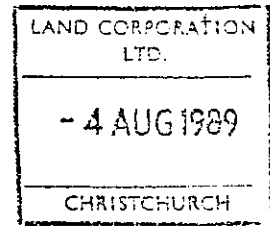
*Landcorp is agreeable and  
DOC's attached letter set out  
their agreement.*  
*Simon Bamford*  
Consultant  
25/8/89.

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—(39)

Should you seek further clarification on the matter please contact the writer in the first instance.

Yours faithfully



KEITH MARSHALL  
for District Conservator

cc The Branch Manager  
Land Corporation Ltd  
Private Bag  
CHRISTCHURCH

ATTENTION: Simon Bamford

A copy of the letter to keep you in touch with events.

*Keith Marshall*  
KEITH MARSHALL  
for District Conservator



CONSERVATION

File No: N4/123/P 15

3 August 1989

The Department of Lands  
P O Box 13568  
Armagh  
CHRISTCHURCH

Dear Sir

ROAD EASEMENT : POPLARS RUN

I refer to the discussion between Mr Simon Bamford for Landcorp and Mr Costello of the Department of Lands and subsequent discussion on 2/8/89 between S Bamford and K A Marshall of Department of Conservation.

Mr John Shearer of Poplars Run wishes to establish a bridge across the Boyle River. This involves formation of a track from State Highway 73 to the true left bank of the Boyle River and from the true right bank through Conservation Land and back on to the Poplars Run.

At this time a paper has been sent to the Head Office Department of Conservation recommending that the Minister grant an easement through conservation land on the true right bank of the Boyle River.

The lease document sets out the following clause as an integral part of the lease.

Pursuant to Section 58(3) of the Land Act 1948 a strip of land 20 metres in width along the banks of all rivers and streams which have an average width of not less than 3 metres is excluded from within lease.

This gives the effect that Mr Shearer now requires approval or an easement to form a track across the Section 58 strip which runs down the true left bank of the Boyle River.

Because the Department of Conservation is proposing to grant an easement for the track off the south side of the bridge then it has no objection to the Department of Lands granting an easement over the section 58 strip on the north side of the bridge.

Indeed it would recommend that you do so in order for Mr Shearer to be able to effectively install and use the bridge.

That easement to Mr Shearer should not however exclude the public from continued access over that portion of the section 58 strip.