

LAND SERVICES
GROUP LTD

Bruce Speirs BSurv
Cadastral Surveyor

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8 June 2015

Peter Mersi
Chief Executive
Land Information New Zealand
Post Box 5501
Wellington
6145

Dear Sir,

DP 439123

Please find attached, copies of the Diagram of Parcels of LT / DP 439123 at the point of certification, approval as to survey, and deposit.

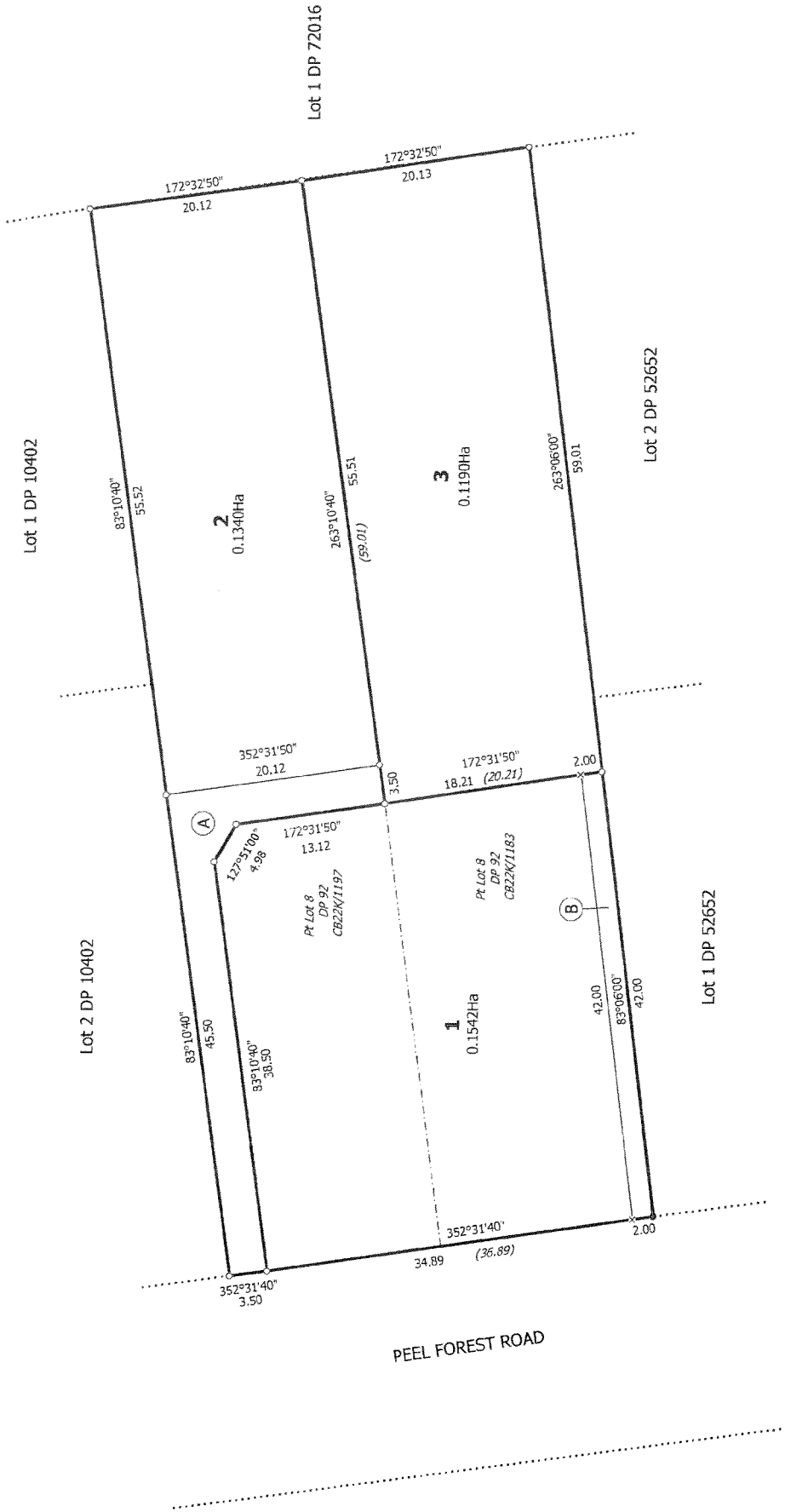
You will note that alterations have occurred to the northern boundaries of Lots 1 & 2 between these images.

Would you please explain to me;

1. How changes to these boundaries occurred between certification and approval as to survey, and
2. How changes to these boundaries occurred between approval as to survey and deposit.

Yours faithfully

B W Speirs
Cadastral Surveyor



T 1/1

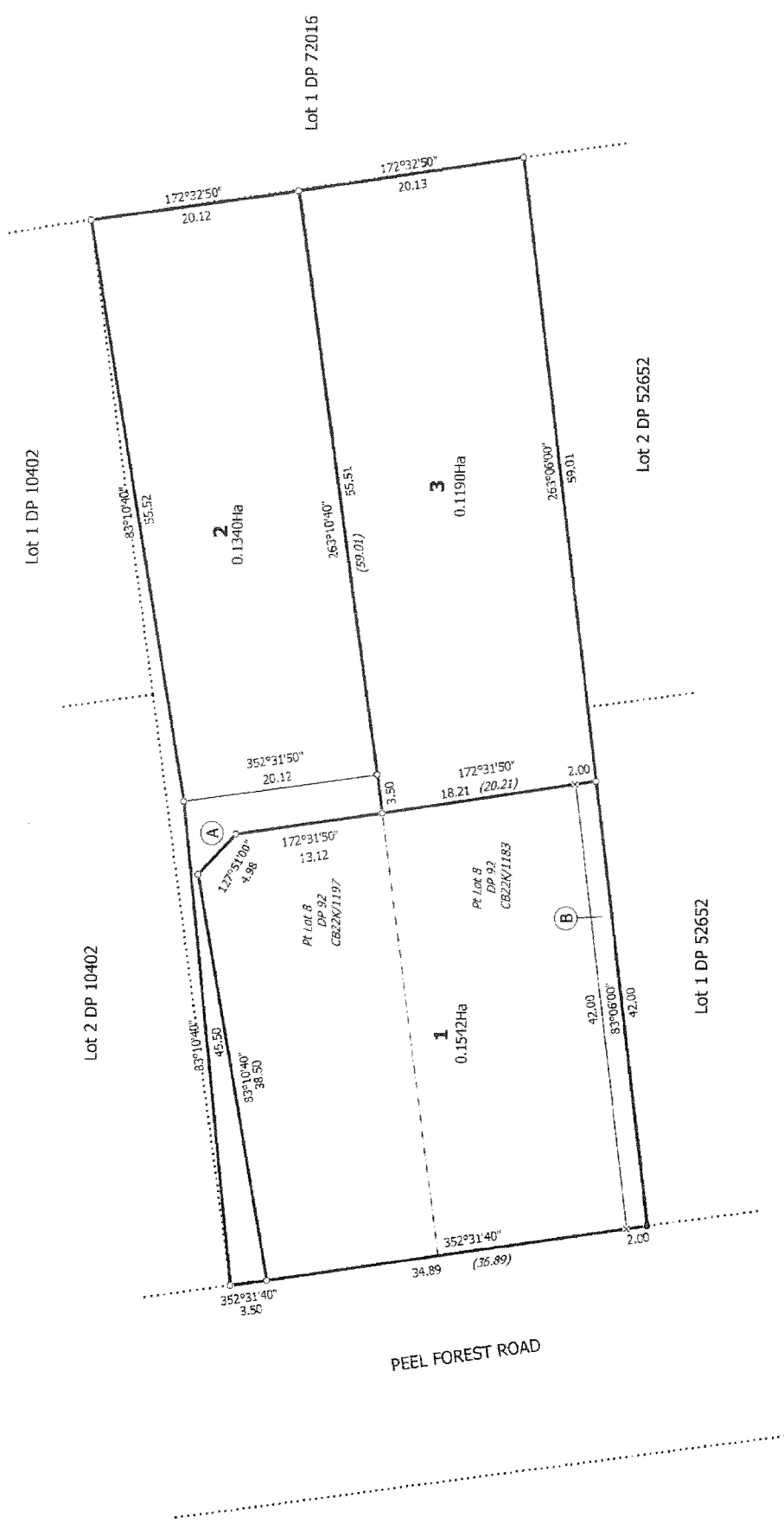
CSD Plan
LT 439123

Surveyor: Bruce William Speers
Firm: Land Services Group Ltd

Lots 1 - 3 being Subdivision of Part's Lot 8 DP 92

Land District: Canterbury

Digitally Generated Plan
Generated on: 12/07/2011 1:31pm Page 1 of 1



Diag. A

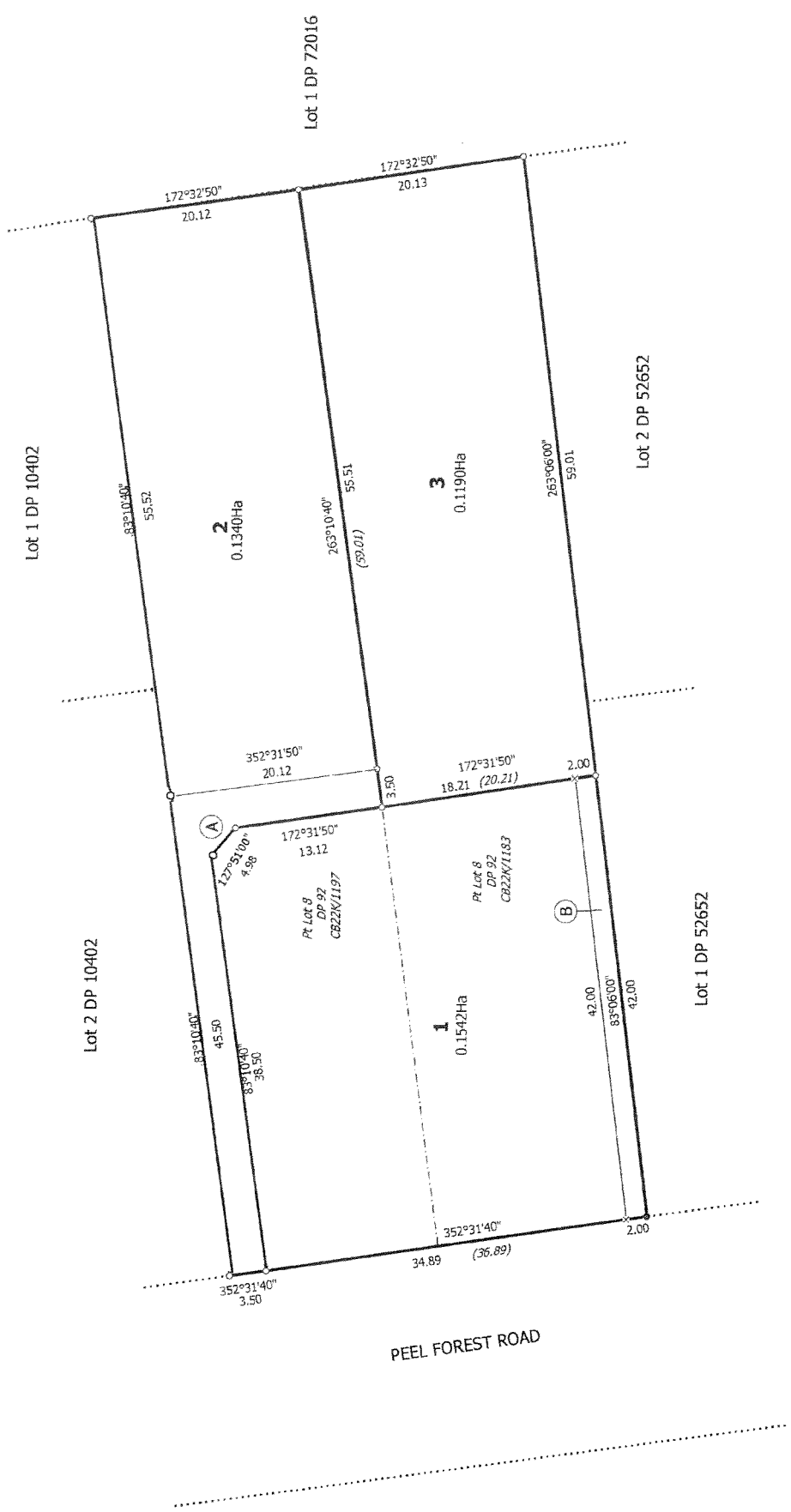
T1/1

Land District: Canterbury
 Digitally Generated Plan
 Generated on: 18/08/2011 10:55am Page 3 of 3

Surveyor: Bruce William Speers
 Firm: Land Services Group Ltd

Lots 1 - 3 being Subdivision of Part's Lot 8 DP 92

Title Plan
 LT 439123
 Approved on: 18/08/2011



T 1/1

Title Plan
DP 439123
Deposited on: 27/05/2015

Surveyor: Bruce William Speirs
Firm: Land Services Group Ltd

Lots 1 - 3 being Subdivision of Part's Lot 8 DP 92

Land District: Canterbury
Digitally Generated Plan
Generated on: 04/06/2015 10:37am Page 3 of 3



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23 June 2015

B W Spiers
Land Services Group Limited
PO Box 611
Timaru

Dear Mr Spiers

DP 439123

Peter Mersi has referred your letter of 8 June 2015 to me for a response. I have extracted all the prior images in Landonline plus other information to create an audit trail of what happened.

- Plan Generated 29-6-2011 13:54:57 (north boundary straight)
- Plan Submitted 29-6-2011 14:04:13 (north boundary straight)
- Plan Returned at surveyor's request 1-7-2011 09:49:10 (Request id 1005234)
- Plan Generated 12-7-2011 13:46:07 (north boundary straight)
- Plan Submitted 12-7-2011 13:54:37 (north boundary straight)
- Plan Requisitioned 29-7-2011
- Plan Generated 17-8-2011 09:21:47 (north boundary distorted)
- Plan Submitted 17-8-2011 09:29:22 (north boundary distorted)
- Plan Approved 18-8-2011 10:53:16 (north boundary distorted)
- Approved Plan Amended 25-5-2015 (Distorted boundary image replaced with new image)
- Plan Deposited 4-6-2015 14:31:21 (north boundary straight)

As you can see from this trail, the north boundary was straight until the plan was placed on requisition on 29 July 2011. You generated a new version on 17 August 2011 at 9.21am where the north boundary was distorted. When you submitted the plan at 9.29am on the same day it remained distorted. The plan was approved the next day 18 August 2011 at 10.53am and was again generated distorted. The business rules would have passed as the data for the northern boundary was correct. Also it is likely that the Land Information New Zealand (LINZ) approving surveyor would have checked the passing of the business rules and the requisition being satisfied as a criterion to approve the plan rather than a repeat full examination.

Jenny Bolitho from Gresson Dorman & Co. wrote to us in May 2015, following a discussion with you, and advised LINZ that the northern boundary was incorrectly portrayed, and requested that LINZ amend the plan to "correctly reflect the northern boundary position and right of way as surveyed".

Based on the request from Gresson Dorman & Co., and LINZ's observation of your intent in your June and July 2011 plans, the image of the approved plan has been replaced with a new one on 25 May 2015. The plan was subsequently deposited on 4 June 2015.

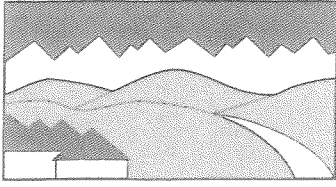
Our standard practice is to obtain the surveyor's consent before amending a plan and I apologise for this plan being corrected without your consent in this instance.

I trust that this has satisfied your two questions.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R J Turner', with a long horizontal flourish extending to the right.

Russell J Turner
Deputy Chief Executive Property Rights



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26 June 2015

Russell Turner
Deputy Chief Executive Property Rights
Land Information New Zealand
Post Box 5501
Wellington
6145

Dear Sir,

DP 439123

Thank you for your letter of 23 June 2015. I have reviewed my records for this job and note that the only requisition requiring action was an item concerning linking of a traverse mark external to the parcels, and have no record of having entered the plan generation function of Landonline after 12-7-2011.

Further, I note that I attempted to resubmit this dataset on 9-8-2011 at 09:07 (Transaction Receipt No 5672946), but appear to have been time outed, and completed the submit process on 17-8-2011 at 09:26.

Your letter notes that the plans were regenerated with distorted boundaries on 17-8-2011 at 09:21:47, and this would appear to be after my certification of the dataset on 17-8-2011 at 09:21 (Transaction Receipt No 5687694).

As I did not initiate the distortion of the parcel boundaries for this dataset, would you please explain to me how LINZ believe the distorted boundaries of this dataset occurred prior to approval as to survey.

I thank you for the acknowledgment that the department did not follow the correct procedure in correcting the diagram of parcels in this dataset.

Yours faithfully

B W Speirs
Cadastral Surveyor

Our Ref:

Your Ref:

7 July 2015

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B W Speirs
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Dear Mr Speirs

Thank you for your letter dated 26 June 2015.

With regard to the plan generation records, the date and time stamp supplied in my previous letter was the time that the digital title diagram was generated ie *Image Created* column in the table below. The *Image Created* date/time is one of five sets of date/times logged in Landonline in relation to plan image creation. The actual dates and times the Plan Generated requests and Plan Submits were *logged, image created* and *completed* are shown in the below table.

The definitions of the column headings are:

Image type – Plan Generated by clicking 'Complete' in layout sheets.
- Plan Submitted by completing the Submit process.

Logged date – The date/time the plan generation request is received by the batch service.

Image created date – The date/time the Title Diagram image is generated.
Other parts of the CSD (CSD plan, Title plan) are completed with different times.

Completed date – The date/time when the batch process has finished bundling all the prior parts into a complete CSD bundle.

These records show that there was a "Complete" sent on 17/08/2011 at 09:20:56 (*Logged* date/time), with the CSD "Submitted" on 17/08/2011 at 09:27:49 (*Logged* date/time).

The "Submitted" time matches up with the declaration on the plan, shown below.

Image type	Logged Date	Image Created Date	Completed Date
Plan Generated	29/06/2011 13:50:42	29/06/2011 13:54:57	29/06/2011 13:55:17
Plan Submitted	29/06/2011 13:58:26	29/06/2011 14:04:13	29/06/2011 14:04:28
Plan Generated	12/07/2011 13:44:28	12/07/2011 13:46:07	12/07/2011 13:46:33
Plan Submitted	12/07/2011 13:52:56	12/07/2011 13:54:37	12/07/2011 13:54:53
Plan Generated	17/08/2011 09:20:56	17/08/2011 09:21:47	17/08/2011 09:22:18
Plan Submitted	17/08/2011 09:27:49	17/08/2011 09:29:22	17/08/2011 09:29:37

CSD Plan - DP 439123

Survey Number	DP 439123
Surveyor Reference	1629
Surveyor	Bruce William Speirs
Survey Firm	Land Services Group Ltd
Surveyor Declaration	I Bruce William Speirs, being a licensed cadastral surveyor, certify that: (a) this dataset provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002 and the Rules for Cadastral Survey 2010, and (b) the survey was undertaken by me or under my personal direction. Declared on 17 Aug 2011 09:27 AM

With regard to the requisition requiring action, the linking of the mark would have required at least one parcel to be re-linked, and the editing of the mark names would have required plan generation to be re-run.

Although you say you have no record of having created the plan generation function after 12 July, the Landonline database has logs that show you did cause a plan regeneration on 17 August at 9:20:56.

You suggested that the plan was regenerated after your certification of the dataset on 17 August 2011 at 09:21 however our Landonline log indicates that this was certified on that day but at 9.27 or 09:27:49 to be precise. That means that the plan was generated by your action about 7 minutes prior to your certification/submission time and not afterwards.

While we can't be certain how the distortion occurred, the most likely scenario is that the mark that was previously unlinked, once linked, readjusted the data, including Peg G, and that this distorted the northern boundary. We looked into the possibility of an adjustment being run between the initial submission and the requisition; however no adjustments were run over the underlying data during this time.

Yours sincerely



Russell J Turner
Deputy Chief Executive Property Rights