

Crown Pastoral Land Tenure Review

Lease name : GLEN DENE

Lease number : PO 136

Due diligence report (including status report)

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.

February 04



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

GLEN DENE PASTORAL LEASE

File Ref: CON/50214/09/12471/A-ZNO Report No: DN0038 Report Date: 10/5/2001

Office of Agent: Dunedin

LINZ Case No:

Date sent to LINZ: 22 May 2001

TR01/222

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 actions or potential liabilities which require action by the Manager Crown Property Contracts;
 - 2.1 The legal road over the range dividing Lakes Wanaka and Hawea has no legal access, due to realignment of State Highway 6.
 - 2.2 Access in favour of Contact Energy Limited is required from the nearest public road, to the edge of Lake Hawea.
 - 2.3 The area and description shown on computer interest register OT386/19 is incorrect.
 - 2.4 There is a discrepancy of 29.6313 hectares in the area surrendered from the Mount Burke lease (Po73) and the area incorporated into the Glen Dene lease (Po136).
 - 2.5 The computer interest register OT386/19 shows the Mining Licence OT5D/225, which expired on 29 May 1984 as a current interest. This has not been discharged.
 - 2.6 Right of way "A" shown on Diagram B [sheet 1 of 2] SO 19407 is a proposed easement. No evidence has been found indicating this easement has been created.
 - 2.7 The redefinition of the boundary between the lease and the proposed operating easement over Lake Hawea in favour of Contact Energy Limited is shown on SO 24526 [not approved as to survey]. This redefinition identifies some areas of

pastoral lease that have been eroded. These are shown as Sections 1 to 4 on SO 24541.

- 2.8 Formal actions regarding Compensation Certificate 852796 the legalisation of many parts of the realignment of State Highway 6 have yet to be completed.
- 2.9 File information indicates there is a Telecom installation at Dinner Flat. No evidence has been found that any agreements have been entered into to formalise this occupation.
- 2.10 SO 24219 identifies land as being surrendered from the lease. No documentary evidence on the lease or files has been found to support this surrender.
- 2.11 There is a major deviation between the fenced boundary and the cadastral boundary at The Neck.
- 2.12 SO 24583 identifies Crown land (lake bed) able to be incorporated into the lease.
- 2.13 Records indicate that Compensation Certificate 503219 has been completed but not yet discharged as a current interest against the title.
- 2.14 Parcels of closed road (taken for the generation of electricity) have been severed from the main area of land taken for Water Power Development by the realignment of State Highway 6. A letter from the District Commissioner of Crown Lands on 22 September 1969 states that at the time the Electricity Department agreed to this land being incorporated into the adjoining Pastoral Lease. From the Land Statue report, it would appear that one of these areas (Area 7, Land Status Report 3 of 3) bisects the Glen Dene Homestead. These areas have not been incorporated into the lease.

Signed by Opus:




 Michael Brown
 Property Consultant



 D Payton
 Contract Manager

Approved/~~Declined~~ (pursuant to a delegation from the Commissioner of Crown Lands) by:



 Name: **MICHAEL JOHN TODD**
 Date of decision: 10 / 7 / 2001

1. Details of lease:

Lease Name: Glen Dene Pastoral Lease
Location: 5 Kilometres from the Lake Hawea Dam on the Haast Highway, State Highway 6, Central Otago
Lessee: Glen Dene Limited
Tenure: Pastoral Lease subject to Section 66 of the Land Act 1948 and registered under Section 83 of the Land Act 1948
Term: 33 years from 1 January 1989
Annual Rent: \$4,680.00
Rental Value: \$312,000.00 (note that these values do not yet incorporate those set on the 31 December 1999 review - the values are currently before the Land Valuation Tribunal)
Date of Next Review: 31 December 2010
Land Registry Folio Ref: OT 386/19
Legal Description: Part Run 799, Parts Runs 579 and 800 situated in Block VIII Lower Wanaka, Block XV Lower Hawea, Mid-Wanaka, Mid-Hawea, and Sections 1, 2, 3 and 4 SO Plan 24541.
Area: 7846.3830 hectares (more or less)

2. File Search

Files held by Knight Frank Limited on behalf of LINZ:

File Reference	Volume	From	To
RPo/070-SDN-01	1	3/6/1998	Current File
Po/136/1-SDN-01	1	28/7/1998	23/3/2000
CON/50213/09/12471/A-ZNO	1	1/7/2000	Current File

Other relevant files held by LINZ:

File Reference	Volume	From	To
Po/136-SDN-06	6	17/2/1999	30/6/2000
Po/136-SDN-05	5	11/7/1994	19/3/1999
Po/136-SDN-04	4	2/12/1985	11/7/1994
Po/136-SDN-03	3	22/6/1979	20/11/1985
Po/136-SDN-02	2	19/6/1961	18/6/1979
Po/136-SDN-01	1	8/3/1917	18/6/1961

3. Summary of lease document:

Terms of lease

Stock Limitation in Lease

The original lease issued in 1956 states a limitation of 3,410 sheep. Memorial 545488/2, which incorporated approximately 2,360 hectares into the lease, increased this base

limitation to 5,145. The 1987 submission to the Commissioner of Crown Lands for the fixing of the renewal values (folio 684 volume 4) states that the value of 5,145 was incorrect, and the base limitation is 3,315 sheep.

Commencement Date

1 January 1989

Special Provisions

There are no special provisions within the lease

Area adjustments

- The areas surrendered from Mount Burke Station and incorporated into Glen Dene Station are inconsistent. See surrender document 545488/1 and incorporation document 545488/2.
- The Land Status Report definition of the area of Run 799 only defined part of Crown Lease 386/19. This definition did not include land required for road at that time, even though it is still considered part of the pastoral lease.

Registered interests

<i>Interest</i>	<i>Description</i>
230821	Proclamation taking parts of the leasehold estate in within land (318a 2r 11p or 128.7988 hectares) coloured red on plan hereon for the development of water power (Roxburgh Power Scheme – Lake Hawea Central).
395834	Proclamation taking part of the within leasehold estate (46a 37p or 18.7091 hectares) for the generation of electricity.
514307	Gazette Notice declaring the leasehold estate in that part of the land shown hatched in black (12.926 hectares) to be taken for the purposes of a road from and after the 29 th March 1979.
545488.2	Certificate of Alteration amending clause (f) of the within lease.
OT 5D/225	Mining Licence
834730	Memorandum renewing the term of the within lease and fixing (for the first 11 years) the annual rent at \$4,680.00 calculated on a value of \$312,000.00.
852796	Compensation Certificate pursuant to Section 19 Public Works Act 1981.
890263.10	Variation of the within lease.
890263.12	Mortgage to Australian Mutual Provident Society.
890263.13	Mortgage to The National Bank of New Zealand Limited.
894698	Mortgage to Lesley Noeline Burdon and to Lesley Noeline Burdon and the Trustees Executors and Agency Company of New Zealand Limited in shares.

Unregistered interests

- A recreation permit granted to Glen Dene Limited in December 2000 has yet to be registered.
- Telecom New Zealand Limited has yet to register their interest at Dinner Flat.
- Broadcasting Communications Limited has yet to register their interest at The Neck.

4. Summarise any Government programmes approved for the lease:

No Government programmes have been approved for the lease.

5. Summary of Land Status Report:

Opus International Consultants Limited undertook a Land Status check on 2 April 2001. This confirms the status of the land as Crown Land under the Land Act 1948, subject to a pastoral lease, pursuant to section 66 of the Land Act 1948, and registered under section 83 of the Land Act 1948.

The following items were identified for consideration in the context of Due Diligence:

1. The Crown will attempt to negotiate access rights for Contact Energy Limited at the time of tenure review. The access required is from the nearest public road, to the edge of Lake Hawea.
2. Area and description shown on computer interest register OT386/19 does not agree with documentary evidence:
 - The lease diagram shows only part of the area incorporated into this lease by Document 545488.
 - There are a number of plans that indicate an intention to take parts Runs 579 and 799 for State Highway and severance. However since no evidence could be found to support these actions, the conclusion is that the parts Runs 579 and 799 are still contained in this lease.
 - Parts Run 800 [estimated area 0.5000 hectares] defined on SOs 19407 and 19410 indicate that by description they are part of Mount Burke pastoral lease OT338/97. However, this land is contained in the subject pastoral lease OT386/19. Refer to diagram surrender document 545488/1 memorialised on OT338/97 and incorporation document 545488/2 memorialised on OT386/19. No evidence was found on file indicating why this land was incorporated into lease OT386/19. These parcels of land have been severed by the realignment of State Highway 6 [defined on SO 13368] and physically lie within the area occupied by pastoral lease OT338/97. There is an ambiguity between the appellation and which pastoral lease this land lies, that is appellation being part Run 800 but contained in OT386/19 where the appellation of the pastoral lease is Run 799.
 - The total area of 7960.5553 hectares includes land contained in Proclamations 230821, 395834 and Gazette notice 514307. These areas have been added to the lease when converted into the Landonline environment. These have already been subtracted from the lease area at the time of their registration.

3. There is a discrepancy between the area subdivided out of the Mount Burke lease (OT338/97) [2389.3373 hectares by surrender document 545488/1] and the area incorporated into the Glen Dene lease (OT386/19) [2359.7060 hectares by incorporation document 545488/2,].
4. The Computer Interest Register OT386/19 shows Mining Licence OT5D/225 as a current interest. The documentation shows this licence expired on 29 May 1984.
5. Right of way “A” as shown on diagram B [sheet 1 of 2] SO Plan 19407 is a proposed easement, servient tenement Run 799 and dominant tenement Run 800. No evidence has been found that this right of way has been created.
6. A field inspection may be required to ascertain if the creeks shown on CL 338/19 could be subject to Section 24 of the Conservation Act 1987. This aspect may have been satisfied when this lease was renewed in 1989, however there is no evidence on file or plans indicating an assessment has been made on these watercourses. The Reserve created under section 129 of the Land Act 1924 along the shore of Lake Wanaka is deemed to be a marginal strip of the same width (section 24(3) Conservation Act 1987, effective date 10/4/1990). The boundaries of the marginal strip do not change (section 24G(7) Conservation Act 1987).
The Lake Hawea shore since the raising for hydroelectric storage has had no marginal strip laid off. However the boundary of the land taken for electricity is the maximum control level plus 20 metres. This land is subject to an operating easement in favour of Contact Energy Limited. The dry areas around the lake are required for the continuing control of the lakes level. There appears to be no impediment to the public use of the lakeshore margin so far as access.
7. The redefinition of the boundary between this pastoral lease and the proposed operating easement over Lake Hawea in favour of Contact Energy is shown on SO24526 [not approved as to survey]. This survey identified some areas of lease that have been eroded; these are shown as Sections 1 to 4 SO24541 [confirmed by the surveyor S M Copson – 11 April 2001].
8. Compensation Certificate 503219 is for the acquisition of land for road (marked A on SO Plan 17989). This action is complete by Gazette notices 514307 (taking the leasehold estate in this land) and 513928 (setting this land apart for road).
9. Compensation Certificate 852796 is for the acquisition of land for road (State Highway 6) in exchange for other land to be incorporated into this pastoral lease. Formal actions have not occurred [see report 2 of 3]. The agreement for this compensation certificate has a condition that the owner shall retain the severance area of approximately 2.0 hectares at The Neck [shown as area “F” on SO 19037] and shall dispose of other severance areas [marked orange on Annex 1 to the agreement] to the Crown.
10. In December 2000, Glen Dene Limited was granted a recreation permit under Section 66A of the Land Act 1984 on the terms and conditions outlined in the permit.
11. Broadcast Communications Limited has a television translator and access at The Neck. No Crown lease can be found for this area. BCL holds an occupation agreement document that is signed by the both the Crown and the lessees. The agreement expired on 31 December 1993. The occupation agreement has an option of a further term of ten years computed from the expiry date. File information indicates that this option has been exercised.
12. The file indicates that there is a Telecom installation at Dinner Flat. No evidence has been found that any agreements have been entered into to formalise this occupation.

13. SO 24219, a plan of land to be acquired for State Highway, Road and Severance, shows areas as being “CL 386/19 Surrendered”. No documentary evidence on the lease or files has been found to support this surrender from the lease.
14. There is a major deviation between the fenced boundary and the cadastral boundary at “The Neck”.
15. Lakes Hawea and Wanaka are subject to Statutory Acknowledgement in terms of the Ngai Tahu Claims Settlement Act 1998.
16. Adjoining areas of land at The Neck, lakeside sites numbers 1, 2, and 3 are vested in Ngai Tahu pursuant to section 391 of the Ngai Tahu Claims Settlement Act 1998. These areas are shown marked (D), (I), and (J) on SO 24708. Future transfers of remaining lakeside sites are subject to section 392 of the Ngai Tahu Claims Settlement Act 1998. These are shown marked (A), (B), (F), (E), and (H) on SO 24677.
17. Incomplete actions affecting this lease are shown on:
 - SOs 19037, 19038, 19040, 19041 Land required for road.
 - SO 23190 Land required for road.
 - SO 24219 Land required for State Highway, Severance and Road.
 - SO 24813 Land required for State Highway.
 - SO 24541 Land to be Acquired.
 - SO 300212 Land to be acquired and proposed incorporation of Section 1 SO 300212.
 - Sections 1 to 7, SO301184 severance areas (after land for State Highway has been acquired).
18. Parcels of land being parts closed roads are shown on the “proposed SOE land allocation maps G39 and G40” as part of allocations E2, E3, part E4, and part E5. These parcels have been severed from the main area of land taken for Water Power Development by the realignment of State Highway Number 6 [defined on SO 13368]. Land that has been taken for water power development required for the operating easement over the bed of Lake Hawea and the core Hawea control structure has been defined on survey plans. These areas of closed road do not form part of the operating easement or control structure. A letter from the District Commissioner of Crown Lands on 22 September 1969 states that at the time the Electricity Department agreed to this land being incorporated into the adjoining Pastoral Lease.

6. Review of topographical and cadastral data:

A review of the topographic and cadastral data indicates:

- There is a television transmitter above The Neck.
- There is an airstrip on the property at NZMS 260 Reference G39 250109
- There are some variations between the formed and legal roads.
- There is a difference between fenced and legal boundaries around the ponds to the west of the road at The Neck.
- The status check map indicates that parts of Lake Hawea are contained within the boundaries of the lease.

7. Details of any neighbouring Crown or conservation land

	<i>Legal Description</i>	<i>Status</i>	<i>Owner/Lessee</i>
<i>North</i>	Part Run 798 SO 19256	Unallocated Crown Land LIPS number 16328	Commissioner of Crown Lands
	Run 803 SO 19518	Hunter Valley Station	Hunter Valley Station Limited
<i>South</i>	Part Run 800 SO 968	Mount Burke Station	C M Burdon
<i>East</i>	Those areas of Crown Land forming the bed of Lake Hawea		
	Hawea Recreation Reserve Gazette Notice 1986 p 2401 SO 13368		
<i>West</i>	Crown Land Block XVII Lower Wanaka Survey District	Crown Land Reserved from Sale (Marginal Strip)	Her Majesty the Queen
<i>Internal</i>	Section 1 SO 300212	Crown Land subject to the Land Act 1948 and Compensation Certificate 852796	Her Majesty The Queen
	Parts of Closed Road, Block II Lower Hawea Survey District and Closed Road Block XIV, Mid Wanaka Survey District	Crown Land set apart for the Development of Water Power (Roxburgh Power Scheme: Lake Hawea Control)	Her Majesty the Queen

The following parcels [as described above] are either occupied by the holder or are unallocated Crown land immediately adjoining the pastoral lease. Inclusion of these in the tenure review would allow continuity of management:

- Part Run 798
- Section 1 SO 300212
- Parts of Closed Road, Block II Lower Hawea Survey District and Closed Road Block XIV, Mid Wanaka Survey District

There is no indication that the residue should be included.

8. Summarise any uncompleted actions or potential liabilities:

The following uncompleted actions or potential liabilities have been identified on the Glen Dene pastoral lease:

1. The legal road over the range dividing Lakes Wanaka and Hawea has no legal access, due to realignment of State Highway 6 [SO 300212]. A copy of the relevant SO plan is attached as Schedule A to this report.

2. The Crown will attempt to negotiate access rights for Contact Energy Limited at the time of tenure review. The access required is from the nearest public road, over areas that may become freehold, to the edge of Lake Hawea.
3. The area and description shown on computer interest register OT386/19 does not agree with documentary evidence. The following matters require resolution to solve this:
 - The lease diagram shows only part of the area incorporated into this lease by Document 545488.
 - There are a number of plans that indicate an intention to take Parts Runs 579 and 799 for State Highway and severance. Since no evidence could be found to support these actions, a conclusion is that Parts Runs 579 and 799 are still contained in this lease.
 - Parts Run 800, SOs 19407 and 19410 [estimated area 0.5000 hectares] indicate that by description they are part of Pastoral Lease OT338/97. However, this land is contained in the subject pastoral lease OT386/19. No evidence has been found on the file indicating why this land was incorporated into lease OT386/19. These parcels of land have been severed by the realignment of State Highway 6 [defined on SO 13368] and physically lie within the area occupied by lease OT338/97.
 - The total area of 7960.5553 hectares recorded on OT386/19 includes land contained in Proclamations 230821, 395834 and Gazette Notice 514307, which were added to the lease when converted to the Landonline. However, these areas have already been subtracted from the lease area at the time of their registration.

Copies of SO 19410 and Document 545488/1 and 545488/2 are attached as Schedule B to this report.

4. There is a discrepancy of 29.6313 hectares in the area subdivided out of Mount Burke lease (Po73) [surrender document 545488/1 – 2389.3373 hectares] and the area incorporated into the Glen Dene lease (Po136) [incorporation document 545488/2 – 2359.7060 hectares].
Copies of these surrender and incorporation documents are attached as Schedule B to this report.
5. The computer interest register OT386/19 shows Mining Licence OT5D/225 as a current interest. However, the documentation shows this licence expired on 29 May 1984. This Licence may need to be removed from OT386/19.
Details of Mining Licence 5D/225 are attached as Schedule C to this report.
6. Right of way “A” as shown on diagram B [sheet 1 of 2] SO 19407 is a proposed easement, with servient tenement being Run 799 and dominant tenement being Run 800. No evidence has been found that this right of way has been created.
A copy of SO 19407 is attached as Schedule D to this report.
7. The redefinition of the boundary between the lease and the proposed operating easement over Lake Hawea in favour of Contact Energy Limited is shown on SO 24526 [not approved as to survey]. This survey identified some areas that have been eroded from the lease, and are shown as Sections 1 to 4 SO 24541 [confirmed by the surveyor SM Copson – 11 April 2001].
A copy of SO 24541 is attached as Schedule E to this report.

8. Compensation Certificate 852796 is for the acquisition of land for road (State Highway 6) in exchange for other land to be incorporated into this pastoral lease (Section 1 SO 300212, See Status Report 2 of 3). The agreement for this compensation certificate has a condition that the owner shall retain the severance area of approximately 2.0 hectares at The Neck [shown as area “F” on SO 19037] and shall dispose of other severance areas [marked orange on Annex 1 to the agreement] to the Crown. Formal actions have not occurred.
Copies of Compensation Certificate 852796, the relevant agreement, and SO 19037 are attached as Schedule F to this report.
9. Broadcast Communications Limited has a television translator and access at the Neck. No Crown lease can be found for this site, however, BCL hold an occupation agreement that was signed by the Crown. The agreement expired on 31 December 1993, and file information indicates that the Licensee has exercised an optional 10-year extension.
A copy of the agreement is attached as Schedule G to this report.
10. In December 2000 Glen Dene Limited was granted a recreation permit under section 66A of the Land Act 1948 on the terms and conditions outlined in the permit.
A copy of the recreation permit is attached as Schedule H to this report.
11. File information indicates there is a Telecom installation at Dinner Flat. No evidence has been found that any agreements have been entered into to formalise this occupation.
A copy of the telecom proposal is attached as Schedule I to this report.
12. There is a major deviation between the fenced boundary and the legal boundary at The Neck.
This deviation is shown on sheet 1 of the Status Check plan, where a faint black line, the fence line, is seen including the three ponds to the west of State Highway 6, where the legal boundary, the dark black line follows a different path.
13. SO 24219, a plan of land to be acquired for State Highway, Road and Severance, shows areas as being “CL386/19 Surrendered”. No documentary evidence on the lease or files has been found to support this surrender from the lease.
A copy of SO 24219 is attached as part of Schedule J to this report.
14. Area A, SO 24538 [not approved as to survey] shows 2.13 hectares, being an area to be incorporated into the lease upon approval of the survey plan and presentation of a section 113 Land Act 1948 certificate. This incorporation is to regularise the survey definition between the old and new Lake Hawea operating easement boundary.
A copy of SO 24538 is attached as Schedule K to this report.
15. Incomplete actions affecting this lease are shown on:
 - SOs 19037, 19038, 19040, 19041 Land required for road.
 - SO 23190 Land required for road.
 - SO 24219 Land required for State Highway, Severance and Road.
 - SO 24813 Land required for State Highway.
 - SO 24541 Land to be acquired.

- SO 300212 Land to be acquired and proposed incorporation of Section 1 SO 300212.
- Sections 1 to 7, SO301184 severance areas (after land required for State Highway has been acquired).

Copies of SOs 19307, 19308, 19040, 19041, 23190, 24813, and 301184 are attached as Schedule L to this report. SO 24219 is attached as Schedule J, SO 24541 is attached as Schedule E, and SO 300212 is attached as Schedule A to this report.

16. Compensation Certificate 503219 is for the acquisition of land for road (marked “A” on SO 17989). This action was completed by Gazette notices 514307 (taking the leasehold estate in this land) and 513928 (setting this land apart for road) however, the completed Compensation Certificate has yet to be discharged. Copies of Compensation Certificate, Gazette notices and SO 17989 are attached as Schedule M to this report.
18. Proposed SOE Land Allocation Maps G39 and 40 show allocations E2, E3, part E4 and part E5. These parcels of closed road have been severed from the main area of land taken for Water Power Development by the realignment of State Highway 6. A letter from the District Commissioner of Crown Lands on 22 September 1969 states that at the time the Electricity Department agreed to this land being incorporated into the adjoining Pastoral Lease. It is unclear if this land was incorporated into the lease. A copy of the letter from the District Commissioner of Crown Lands and copies of Proposed SOE Land Claims maps G39 and G40 are attached as Schedule N to this report.

**OPUS INTERNATIONAL CONSULTANTS LIMITED
DUNEDIN OFFICE**

Project Number 6NL471.TR / 016YD



This report has been prepared on the instruction of Land Information New Zealand in terms of Contract No: 50214 dated 4 August 2000 and is undertaken for the purposes of the Crown Pastoral Land Act 1998.

LAND STATUS REPORT for Glen Dene Tenure	LIPS Ref 12471
Review	
Property 1 of 3	

Land District	Otago
Legal Description	Pt Run 799 parts Run 579 and 800 situated in Block VIII Lower Wanaka, Block XV Lower Hawea, Mid Wanaka and Mid Hawea Survey Districts and Sections 1, 2, 3 and 4 SO Plan 24541.
Area	7846.3830 ha more or less
Status	Crown Land under the Land Act 1948 subject to Pastoral Lease P. 136 under Section 66, of the Land Act 1948 and registered under Section 83 of the Land Act 1948
Instrument of title / lease	OT386/19
Encumbrances	Compensation Certificate 503219 Compensation Certificate 852796 Mining Licence OT5D/225
Mineral Ownership	The Crown owns mines and minerals 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.
Statute	Land Act 1948 & Crown Pastoral land Act 1998

Data Correct as at	2 April 2001
[Certification Attached]	

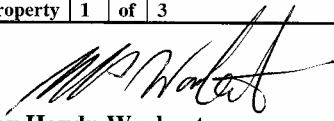
Prepared by	John Kirk
Crown Accredited Agent	Opus International Consultants Ltd, Dunedin

Certification

Pursuant to Section 11(1)(l) 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 under the Land Act 1948 subject to Pastoral Lease OT386/19

Released under the
Official Information Act

LAND STATUS REPORT for Glen Dene Tenure				LIPS Ref 12471	
Review					
Property	1	of	3		



Max Haydn Warburton
Chief Surveyor
Land Information New Zealand, Dunedin.

11 1 5 12001

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 Town Pastoral Standard 6 paragraph 6.

1. The Crown will attempt to negotiate access rights for Contact Energy Ltd at the time of tenure review. The access required is from the nearest public road, over areas that may become freehold, to the edge of Lake Hawea. See CCPO & CCL letter of 27 January 1999 attached.
2. Area and description shown on computer interest register OT386/19 doesn't agree with documentary evidence: -
 - The lease diagram shows only part of the area incorporated into this lease by Doc. 545488.
 - There are a number of plans that indicate an intention to taken parts Runs 579 and 799 leasehold & freehold estates for State Highway and severance. However I could not find any evidence to support these actions and I conclude that parts Runs 579 and 799 are still contained in this lease.
 - Parts Run 800 [estimated area 0.5000 hectares] SO's 19407 & 19410 indicate that by description they are part of pastoral lease OT338/97. However this land is contained in the subject pastoral lease OT386/19. Refer to diagram surrender document 545488/1 memorialised on OT 338/97 and incorporation document 545488/2 memorialised on OT386/19 (I have found no evidence on file giving a reason why this land was incorporated into lease OT386/19). These parcels of land have been severed by the realignment of State Highway number 6 [defined on SO 13368] and physically lie within the area occupied by pastoral lease OT338/97. There is ambiguity between the appellation and which pastoral lease this land lies i.e. appellation being part Run 800 but contained in OT386/19 where the appellation of the pastoral lease is Run 799.
 - The total area of 7960.5553 hectares includes land contained in Proclamations 230821, 395834 and Gazette notice 514307. These areas have been added to the lease when converted into the Landonline environment. These have already been subtracted from the lease area at the time of their registration.
3. There is a discrepancy between the area subdivided out of the Mt Burke lease (P 73) [surrender document 545488/1 "2389.3373 ha"] and the area incorporated onto the Glen Dene lease (P 136) [incorporation document 545488/2 "2359.7060 ha"].

LAND STATUS REPORT for Glen Dene Tenure		LIPS Ref 12471
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	<p>4. The Computed Interest Register OT386/19 shows Mining Licence OT5D/225 as a current interest. The documentation shows this licence expired on 29 May 1984.</p> <p>5. Right of Way "A" as shown on diagram B [sheet 1 of 2] SO Plan 19407 is a proposed easement, Servient tenement Run 799 and Dominant tenement Run 800. No evidence has been found that this R.O.W. has been created.</p> <p>6. A field inspection may be required to ascertain if Long Valley, Craig Burn, Dinner Creek, Mt Burke Creek and Halls Creek are subject to Section 24 of the Conservation Act 1987. This aspect may have been satisfied when this lease was renewed in 1989 however I have found no evidence on file or plans to indicate that an assessment has been made on these water courses. The Reserve created under section 129 of the Land Act 1924 along the shore of Lake Wanaka is now deemed to be a marginal strip of the same width (s. 24(3) Conservation Act 1987 effective date 10/4/90). The boundaries of the marginal strip do not change (s.24G (7) Conservation Act 1987). The Lake Hawea shore since the raising for hydro- electric storage has had no marginal strip laid off. However the boundary of the land taken for electricity is the maximum control level plus 20 metres. This land is to be subject to an operating easement in favour of Contact Energy Limited. The dry areas around the land shore are required for the continuing control of the lake's level, there is no impediment to the public use of the lakeshore margin so far as access.</p> <p>7. The redefined of the boundary between this pastoral lease and the proposed operating easement over Lake Hawea in favour of Contact Energy is shown on SO 24526 [not approved as to survey]. This survey identified some areas that have been eroded from this lease; these are shown as Sections 1 to 4 SO 24541 [confirmed by the surveyor S M Copson -11 Apr. 01].</p> <p>8. Compensation Certificate 503219 is for the acquisition of land for road (marked A on SO Plan 17989) this action is complete by Gazette notices 514307 (taking the leasehold estate in this land) & 513928 (settling this land apart for road).</p> <p>9. Compensation Certificate 852796 is for the acquisition of land for road (State Highway 6) in exchange for other land to be incorporated into this pastoral lease. Formal actions have not occurred. [See report 2 of 3]. The agreement for this compensation certificate has a condition that the owner shall retain the severance area of approximately 2.0 hectares at The Neck [shown as area "F" on SO 19037] and shall dispose of</p>
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LAND STATUS REPORT for Glen Dene Tenure		LIPS Ref 12471
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	<p>other severance areas [marked orange on Annex 1 to the agreement] to the Crown.</p> <p>10. In December 2000 Glen Dene Limited was granted a recreation permit under Section 66A of the Land Act 1984 on the terms and conditions outlined in the permit.</p> <p>11. Broadcast Communications Limited has a television Translator and access at the Neck. No crown lease can be found for this site. BCL holds on occupation agreement document that was signed by the Crown. The agreement expired on 31 December 1993. The occupation agreement has an option of a further term of ten years computed from the expiry date. File information indicates that this option has been exercised.</p> <p>12. File indicates that there is a Telecom installation at Dinner Flat. No evidence has been found that any agreements to have been entered into to formalise this occupation.</p> <p>13. SO 24219 a plan of land to be acquired for State Highway, Road and Severance shows areas as being "CL 386/19 Surrendered". No documentary evidence on the lease or files has been found to support this surrender from this lease.</p> <p>14. There is a major deviation between the fenced boundary and the cadastral boundary at "The Neck".</p> <p>15. Lakes Hawea and Wanaka are subject to Statutory Acknowledgement's in terms of the Ngai Tahu Claims Settlement Act 1998.</p> <p>16. Adjoining areas of land at the Neck, lakeside sites No's 1, 2 & 3 are vested in Ngai Tahu pursuant to Section 391 of the Ngai Tahu Claims Settlement Act 1998. These areas are shown marked (D), (I) and (J) on S.O. 24708. A future transfer of remaining lakeside sites are subject to Section 392 of the Ngai Tahu Claims Settlement Act 1998. These are shown marked (A), (B), (F), (E) and (H) on S.O. 24677.</p> <p>17. Incomplete actions affecting this lease shown on: -</p> <ul style="list-style-type: none"> • SO's 19037,19038, 19040 &19041 Land required for Road • SO 23190 Land required for Road • SO 24219 Land required for State Highway, Severance & Road. • SO 24813 Land required for State Highway. • SO 24541 Land to be Acquired • SO 300212 Land to be Acquired and proposed incorporation of Section 1 SO 300212
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LAND STATUS REPORT for Glen Dene Tenure Review		LIPS Ref 12471
Property	1	of 3

	<ul style="list-style-type: none"> Sections 1 to 7, SO 301184 severance areas (after land required for State Highway has been acquired)
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Research Data: Some Items may be not applicable

SDI Print Obtained	Yes
NZMS 261 Ref	F 39, G39, G 40.
Local Authority	Queenstown – Lakes District
Crown Acquisition Map	Kemp Purchase
SO Plan	<p>SO 965 – Plan of Runs 579 & 580 Mid Wanaka and Mid Hawea Survey Districts now underlying part of Run 799. [Feb 1916]</p> <p>SO 966 – Plan of part of Run 581 now underlying part of Run 581 now underlying part of Run 800 and 799 [Feb 1916]</p> <p>SO 967 – Plan of part of Runs 580 & 581 now underlying part of Run 800. [April 1916]</p> <p>SO 12463 – Plan of land taken for Water Power Development. [March 1958]</p> <p>SO 12464- Plan of land taken for Water Power Development. [March 1958]</p> <p>SO 13367– Plan of land taken to be for road. [May 1963]</p> <p>SO 13368- Plan of closed road & road over pt Run 581 & part Closed Road Block II Lower Hawea Survey District [May 1963]</p> <p>SO 16521- Plan of land to be set apart for road. [Adjoins Run 799], [March 1967]</p> <p>SO 17989 – Plan of land to be taken for road and road to be closed. [Adjoins Run 799 formerly pt Run 580]. [Oct 1974]</p> <p>SO 18021- Plan of Mining Application 32 / 208 [Oct 1974]</p> <p>SO 19040- Plan of land to be taken for road [March 1979] not actioned. [See SO 23190]</p> <p>SO 19037-Plan of land to be taken for Road. [March 1979]</p> <p>SO 19038- Plan of land to be taken for Road. [March 1979]</p> <p>SO 19039-Plan of survey data for SO's 19037 & 19038 [March 1979]</p>

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	<p>SO 19041-Plan of land to be taken for road [March 1979] not actioned. [See SO 23183]</p> <p>SO 19407 - Plan of Runs 799, & 800 (formerly pt Runs 579, 580, & 581) [Dec 1979]</p> <p>SO's 19408 & 19409- Plan of survey definition of Run's 799 & 800 [Dec 1979]</p> <p>SO 19809- Plan of land required for road [at the Neck] [June 1981].</p> <p>SO 23183 – Plan of Land required for road from part Run 799. [Dec 1989] not actioned. Defines the same portion of road as on SO 19041.</p> <p>SO 23190– Plan of Land required for road from part Run 799 not actioned. Defines the same portion of road as on SO 19041. [Dec 1989]</p> <p>SO 23906- Plan of land required for road and severance over adjoining part Section 2 Block I Mid Wanaka Survey District and part Maori Reserve [May 1993].</p> <p>SO 24219-Plan of land to be acquired for State Highway and Road and severance [May 1998] not actioned.</p> <p>SO 24526-Plan of sections 1 to 14 S.O. Plan 24526 being a plan defining the proposed operating easement for Lake Hawea. [Not approved as to survey produced June 1996].</p> <p>SO's 24528, 24532, 24531-Plans of land to be declared Crown Land [Feb 1999] these affect the adjoining proposed operating easement for Lake Hawea</p> <p>SO 24529- Plans of land to be declared Crown Land [Sept 1997] these affect the adjoining proposed operating easement for Lake Hawea</p> <p>SO 24538- Plan of Land Subject to Section 113 Land Act 1948 [area 'A' part Run 579, Block I, Mid Wanaka Survey District], [Not approved as to survey].</p> <p>SO 24541-Plan of Sections 1 – 4 S.O. Plan 24541 being a plan of land to be acquired [May 2000]</p>
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	<p>SO's 24718 & 24719- MD 37 & MD 38 Plans of Lake Hawea & Lake Wanaka. Areas referred to in the Deed of Settlement for the Ngai Tahu Claim [Nov 1997]</p> <p>SO 24677- A 508 Plan of remaining Lake Side Sites. Areas referred to in the Deed of Settlement for the Ngai Tahu Claim [Nov 1997]</p> <p>SO 24813- Plan of land to be acquired for State Highway, Road to be Stopped and severance [January 1999]</p> <p>SO 300212- Plan of Sections 1 & 2 SO 300212 [Section 1- Land to be acquired]. [September 2000]</p> <p>SO 301184 - Legalisation plan-Sections 1 to 7 being a plan of parts Run 579 Mid Hawea Survey District, part of CL 386/19. This gives an appellation to land not required for State Highway after formalisation by gazette. [Not approved as to survey]</p>
Relevant Gazette Notices	<p>All gazette and proclamation actions attached are peripheral to this report. [Copies enclosed]</p> <p>Proc. 6969- closing road [now under the Hawea control structure.</p> <p>Proc. 230821- taking of the leasehold estate of parts of this lease for development of waterpower.</p> <p>Proc 230822- setting apart the land in Proc 230821 together with Crown Land for development of water power.</p> <p>Proc. 237629- declaring road to be closed SO 12463.</p> <p>Proc 245462- declaring the land in Proc. 237629 to be set apart for development of waterpower.</p> <p>G N 260876-Declaring Leasehold Estate in Land Taken for the Development of Water Power (Roxburgh Water Power Scheme, Hawea Control) and for the purpose of road in Block II, Lower Hawea SD [GN 353379 sets apart this land]</p> <p>Proc. 303758- taking the leasehold estate for development of waterpower. SO13368.</p> <p>G N 353379-Crown Land set apart for Electricity Works (Roxburgh Water Power Scheme, Hawea Control) and for road in Block II, Lower Hawea SD. [this land adjoins the land incorporated into the lease by DOC 545488/2].</p>

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	<p>GN 395834- taking the leasehold estate in land for the generation of electricity [CL's 338/97 & 386/19] this land was set apart for Generation of electricity by Gaz. Notice 401520 and then set apart for road by Gaz notice 408193.</p> <p>GN 514307- Declaring the leasehold estate in this land taken for the purposes of a road & GN 513928 settling this land apart for road.</p> <p>GN 615217- Declaring land to be road and land taken</p> <p>GN 848952-Declaring Land Taken for Water Power Development to be Crown Land subject to the Land Act 1948. [Section 1 SO 23809]</p> <p>GN.5008483.1- Land Declared Crown Land Lake Hawea.</p>
CT Ref / Lease Ref	<p>C.L. 338 / 19 for P 136.</p> <p>C.L. 338 / 97 for P 73 adjoining Pastoral Lease</p>
Plan Index	Search of plan index undertaken see SO Plans shown above. Mid Wanaka, Mid Hawea, Lower Wanaka, Lower Hawea.
Legalisation Cards	<p>SO's 18021, 19037, 19039, 19409, 19408, 19407, 19410, 24813, 24219- No action</p> <p>SO's 12464, 12463 – GN's 230821, 230822, 237629, 267479, 230822, 245462, 291178,5008483.1</p> <p>SO 13367 & 13368 – Plan of land taken for the Development of Water Power (Roxburgh Power Scheme). [For proposed operating easement over Lake Dunstan]</p> <p>SO 16521- GN 395834, 401520 & 408193 Taking the leasehold estate & Declaring Land Road.</p> <p>SO's 17989- part actioned GN 513928 Area "A" Set apart for road.</p> <p>SO 19038- GN 615217</p> <p>SO's 24528, 24529, 24531, 24532-GN 5008483.1 Declared Crown Land.</p>
CLR	Confirms Crown Land [Pastoral Land] Status
Allocation Maps (if applicable)	DOC & SOE allocation maps checked no allocations found. Proposed SOE Land Claims E4, & E2. Proposed allocations to ECNZ or Contact are physically within the boundary of

LAND STATUS REPORT for Glen Dene Tenure		LIPS Ref 12471
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	<p>this pastoral lease. LIPS map records LIPS ref. 16328; the leasee physically occupies part of this property.</p>
VNZ Ref - if known	29082-20700
Crown Grant Maps	Crown Grant maps for all Survey Districts have been perused, no relevant information found.
<p>If Subject land Marginal Strip:</p> <p>a) Type [Sec 24(9) or Sec 58]</p> <p>b) Date Created</p> <p>c) Plan Reference</p>	<p>a) Section 129 Land Act 1924</p> <p>b) 1918 [the date this land was first leased.]</p> <p>c) SO's 966 & 968 lay off a 20 meter strip around the shore of Lake Wanaka. Survey dated Feb 1916.</p> <p>There is no evidence on file that the above mentioned streams have been accessed in terms of Section 24 of the Conservation Act 1987.</p>

LAND STATUS REPORT for Glen Dene Tenure Review		LIPS Ref 12471
Property	1 of 3	

Research – continued

If Crown land – Check Irrigation Maps.	Nothing found
Mining Maps	Mining Licence OT5D/225 lodged, expired 29 May 1984.
If Road a) Is it created on a Block Plan – Section 43(1)(d) Transit NZ Act 1989 b) By Proc	a) SO Plan N/A b) Proc Plan c) Gazette Ref
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) In December 2000 Glen Dene Limited has been granted a recreation permit under Section 66A of the Land Act 1984 on the terms and conditions outlined in the permit. The Department of Conservation has been consulted and no Conservation area status land has been identified within the boundary of this property. b) Lakes Hawea and Wanaka are subject to Statutory Acknowledgement's in terms of the Ngai Tahu Claims Settlement Act 1998. Areas of land at the Neck, lakeside sites No's 1, 2 & 3 are Vested in Ngai Tahu "Section 391" of the Ngai Tahu Claims Settlement Act 1998. Future transfer of remaining lakeside sites are subject to "Section 392" of the Ngai Tahu Claims Settlement Act 1998 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 1848 Kemp Purchase. <input type="checkbox"/> Contained in [provide evidence]. d) 1. TV Translator [See notes above] 2. Boundary of land taken for Generation of Electricity being the lake shore of Lake Hawea and the eastern boundary of Run 799 has been redefined by a new survey. This revealed discrepancies between the old

LAND STATUS REPORT for Glen Dene Tenure				LIPS Ref 12471	
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	<p>survey data and new technology / methodology. This new definition should be used as the lakeshore boundary for this Pastoral Lease. See copies of DRAFT plans SO's 24526.</p> <p>3. The Crown will attempt to negotiate access rights for Contact Energy Ltd at the time of tenure review. The access required is from the nearest public road, over areas that may be freeholded, to the edge of Lake Hawea. See CCPO & CCL letter of 27 January 1999 attached.</p> <p>4. Recreational Permit [See notes above]</p>
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Released under the
Official Information Act

**OPUS INTERNATIONAL CONSULTANTS LIMITED
DUNEDIN OFFICE**

Project Number 6NL471.TR / 016YD



This report has been prepared on the instruction of Land Information New Zealand in terms of Contract No: 50214 dated 4 August 2000 and is undertaken for the purposes of the Crown Pastoral Land Act 1998.

LAND STATUS REPORT for Glen Dene Tenure Review	LIPS Ref no Reference
Property 2 of 3	

Land District	Otago
Legal Description	Section 1 S.O. Plan 300212 [formerly part of Section 1 S.O. Plan 23809] situated in Block I Mid Hawea Survey District.
Area	15.06 hectares
Status	Crown Land
Instrument of title / lease	Gazette notice 848952
Encumbrances	Subject to Compensation Certificate 852796 Subject to Part IX of the Ngai Tahu Claims Settlement Act 1998 [Relevant land]
Mineral Ownership	The Crown owns mines and minerals 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.
Statute	Land Act 1948

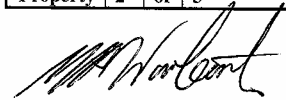
Data Correct as at	5/4/2001
[Certification Attached]	

Prepared by	John Kirk 
Crown Accredited Agent	Opus International Consultants Ltd, Dunedin

Certification

Pursuant to Section 11(1)(l) 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 under the Land Act 1948 Gazette notice 848952.

LAND STATUS REPORT for Glen Dene Tenure				LIPS Ref no Reference	
Review					
Property	2	of	3		



Max Haydn Warburton
Chief Surveyor
Land Information New Zealand, Dunedin.

11 1 5 2001

<p>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.</p>	<p>Compensation Certificate 852796 is for the acquisition of land for road (State Highway 6) from OT386/19. In exchange Section 1 SO 300212 [formerly part of Section 1 SO 23809] is to be vested as alternative compensation.</p>
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Released under the
Official Information Act

LAND STATUS REPORT for Glen Dene Tenure		LIPS Ref no Reference
Review		
Property	2	of 3

Research Data: *Some Items may be not applicable*

SDI Print Obtained	Yes
NZMS 261 Ref	G 39
Local Authority	Queenstown – Lakes District
Crown Acquisition Map	Kemp Purchase
SO Plan	SO 12464- Plan of land to be taken for Water Power Development [March 1958]. SO 23809-Plan of Section 1 being an plan of Closed Road situated in Block I Mid Hawea Survey District. [July 1992] SO 300212- Plan of Section 1 SO 300212 situated in Block I, Mid Hawea Survey District.[September 2000].
Relevant Gazette Notices	GN 848952- Declaring Land Taken for Water Power Development to be Crown Land subject to the Land Act 1948. GN 245462- Crown Land Set Apart for the Development of Water Power (Roxburgh Power Scheme, Lake Hawea Control) Gazette 1962 page 463. GN 237629- Road Closed in Lower Hawea, Mid-Hawea and Mid-Wanaka Survey Districts Gazette 1961 page 732.
CT Ref / Lease Ref	No lease or title reference, GN 848952
Plan Index	No card for Section 1 SO 23809 and Section 1 SO 300212
Legalisation Cards	SO 12464-[43-0-00 Road adjoining Run 579] Road closed Gaz 1961 p 732 Doc 237629 Set apart for water power development Gaz 1962 p 463 Doc 245462 Part now Sec 1 SO 23809 SO 23809- Declared Crown Land subject to the Land Act 1948 by Gaz 1994 p 651.
CLR	No reference found in register

LAND STATUS REPORT for Glen Dene Tenure		LIPS Ref no Reference
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Allocation Maps (if applicable)	Other SOE Land Claim Maps G 39 & G40 map reference "E5" The other allocation maps (DOC & SOE) have been searched and no allocations have been found.
VNZ Ref - if known	Not Known
Crown Grant Maps	Mid Hawea & Lower Hawea
If Subject land Marginal Strip: a) Type [Sec 24(9) or Sec 58] b) Date Created c) Plan Reference	a) N/A b) c)

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LAND STATUS REPORT for Glen Dene Tenure		LIPS Ref no Reference
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Research – continued

If Crown land – Check Irrigation Maps.	Searched-nothing found
Mining Maps	Searched-no registered licences found
<p>If Road</p> <p>a) Is it created on a Block Plan – Section 43(1)(d) Transit NZ Act 1989</p> <p>b) By Proc</p>	<p>a) SO Plan N/A</p> <p>b) Proc Plan</p> <p>c) Gazette Ref</p>
<p>Other Relevant Information</p> <p>a) Concessions – Advice from DOC or Knight Frank.</p> <p>b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998</p> <p>c) Mineral Ownership</p> <p>d) Other Info</p>	<p>a) The Department of Conservation has been consulted and no Conservation area status land has been identified within the boundary of this property.</p> <p>b) Subject to Part IX of the Ngai Tahu Claims Settlement Act 1998 [Relevant land]</p> <p>c) Either</p> <p><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 1848 Kemp Purchase.</p> <p><input type="checkbox"/> Contained in [provide evidence].</p> <p>d) Agreement to Advance Compensation attached, document on State Highway acquisition file 72/6/16/0/38.</p>

**OPUS INTERNATIONAL CONSULTANTS LIMITED
DUNEDIN OFFICE**

Project Number 6NL471.TR / 016YD



This report has been prepared on the instruction of Land Information New Zealand in terms of Contract No: 50214 dated 4 August 2000 and is undertaken for the purposes of the Crown Pastoral Land Act 1998.

LAND STATUS REPORT for Glen Dene Tenure		LIPS Ref no reference	
Review			
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Land District	Otago
Legal Description	Parts of Closed Road, Block II, Lower Hawea Survey District and Closed Road, Block XIV, Mid Hawea Survey District.
Area's	<ol style="list-style-type: none"> 1. 0.0506 ha [0a 0 r 20 p on SO 13368] 2. 0.2251 ha [0a 2 r 09 p on SO 13368] 3. 0.0430 ha [0a 0 r 17 p on SO 13368] 4. 0.3060 ha [0a 3 r 01 p on SO 13368] 5. 0.0076 ha [0a 0 r 03 p on SO 13368] 6. 0.2226 ha [0a 2 r 08 p on SO 13368] 7. 1.7100 ha [scaled and calculated] 8. 0.3700 ha [scaled and calculated] <p>Total area = 2.9349 hectares</p>
Status	Land of the Crown set apart for the Development of Water Power (Roxburgh Power Scheme: Lake Hawea Control)
Instrument of title / lease	Part Proclamation 245462
Encumbrances	
Mineral Ownership	The Crown owns mines and minerals 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.
Statute	Public Works Act 1981

Data Correct as at	10 April 2001
[Certification Attached]	

Prepared by	John Kirk 
Crown Accredited Agent	Opus International Consultants Ltd, Dunedin

LAND STATUS REPORT for Glen Dene Tenure				LIPS Ref No reference	
Review					
Property	3	of	3		

Certification

Pursuant to Section 11(1)(l) 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 land of the Crown set apart for the Development of Water Power (Roxburgh Power Scheme: Lake Hawea Control) being part Proclamation 245462.



Max Haydn Warburton
Chief Surveyor
Land Information New Zealand, Dunedin.

1115 / 2001

<p>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.</p>	<p>Parts Closed Road – these parcels of land are shown on the “Proposed SOE Land allocation map G40 “ as part of allocation E2, E3, part E4 and part E5. These parcels have been severed from the main area of land taken for Water Power Development by the realignment of State Highway Number 6 [defined on SO 13368]. Land that has been taken for water power development that is required for the operating easement over the bed of Lake Hawea and the core Hawea control structure have been defined on survey plans. These areas of closed road do not form part of the operating easement or control structure. A letter from the District Commissioner of Works to the Commissioner of Crown Lands on 22 September 1969, states that at that time the Electricity Department agreed to this land being incorporated into the adjoining Pastoral Lease.[file ref’s P.W. 92/12/49/6 and P.73] .</p>
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Released under the Official Information Act

LAND STATUS REPORT for Glen Dene Tenure		LIPS Ref No reference
Review		
Property	3	of 3

Research Data: *Some Items may be not applicable*

SDI Print Obtained	Yes
NZMS 261 Ref	G39 & G40
Local Authority	Queenstown – Lakes District
Crown Acquisition Map	Kemp Purchase
SO Plan	<p>SO 967- Plan of part of Runs 580 & 581 now underlying part of Run 800. [April 1916]</p> <p>SO 12463- Plan of land taken for Water Power Development. [March 1958]</p> <p>SO 13368- Plan of closed road & road over pt Run 581 & part Closed Road Block II Lower Hawea Survey District [May 1963]</p> <p>SO 19038- Plan of land to be taken for Road. [March 1979]</p> <p>SO 19407- Plan of Runs 799, & 800 (formerly pt Runs 579, 580, & 581) [Dec 1979]</p> <p>SO's 19408 & 19409- Plan of survey definition of Run's 799 & 800 [Dec 1979]</p> <p>SO 24526- plan of section's 1-14 SO 24526 [surveyed Oct 1995-June 1996 not approved as to survey] this is a plan of the proposed Operating Easement over Lake Hawea.</p>
Relevant Gazette Notices	<p>Proc 237629- Road Closed in Lower Hawea, Mid-Hawea and Mid-Wanaka Survey Districts</p> <p>Proc 245462- Crown Land set apart for the Development of Water Power (Roxburgh Power Scheme: Lake Hawea)</p>
CT Ref / Lease Ref	No lease or title reference Proc 245462
Plan Index	See plan above
Legalisation Cards	SO 12463 record the gazette actions shown above.
CLR	No reference

LAND STATUS REPORT for Glen Dene Tenure		LIPS Ref No reference
Review		
Property	3	of 3

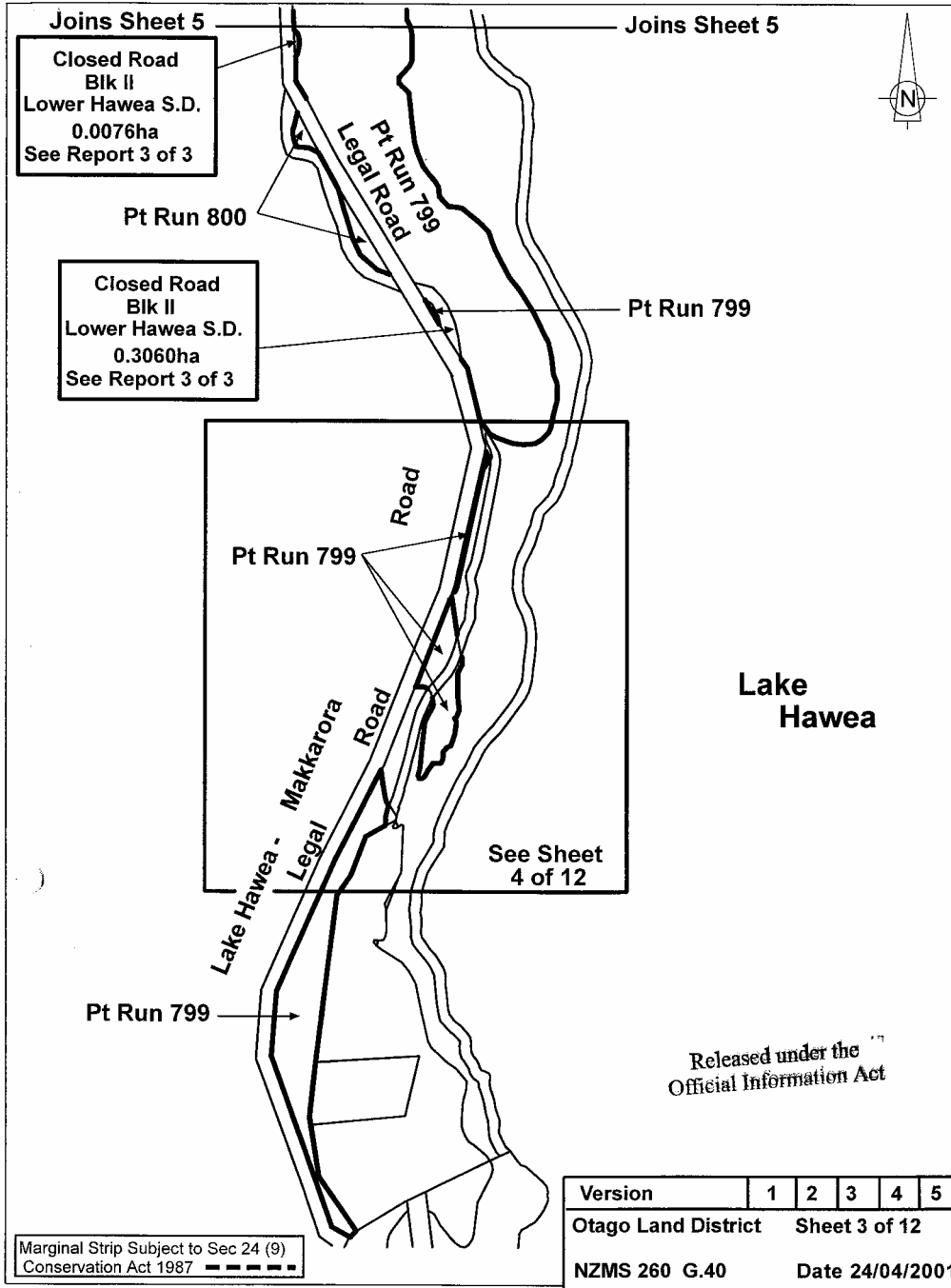
Allocation Maps (if applicable)	Other SOE Land Claim Maps G 39 & G40 map reference "E2, E3, part E4 and part E5" The other allocation maps (DOC & SOE) have been searched and no allocations noted.
VNZ Ref - if known	No known
Crown Grant Maps	N/A
If Subject land Marginal Strip : a) Type [Sec 24(9) or Sec 58] b) Date Created c) Plan Reference	a) N/A b) c)

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LAND STATUS REPORT for Glen Dene Tenure		LIPS Ref No reference
Review		
Property	3	of 3

Research – continued

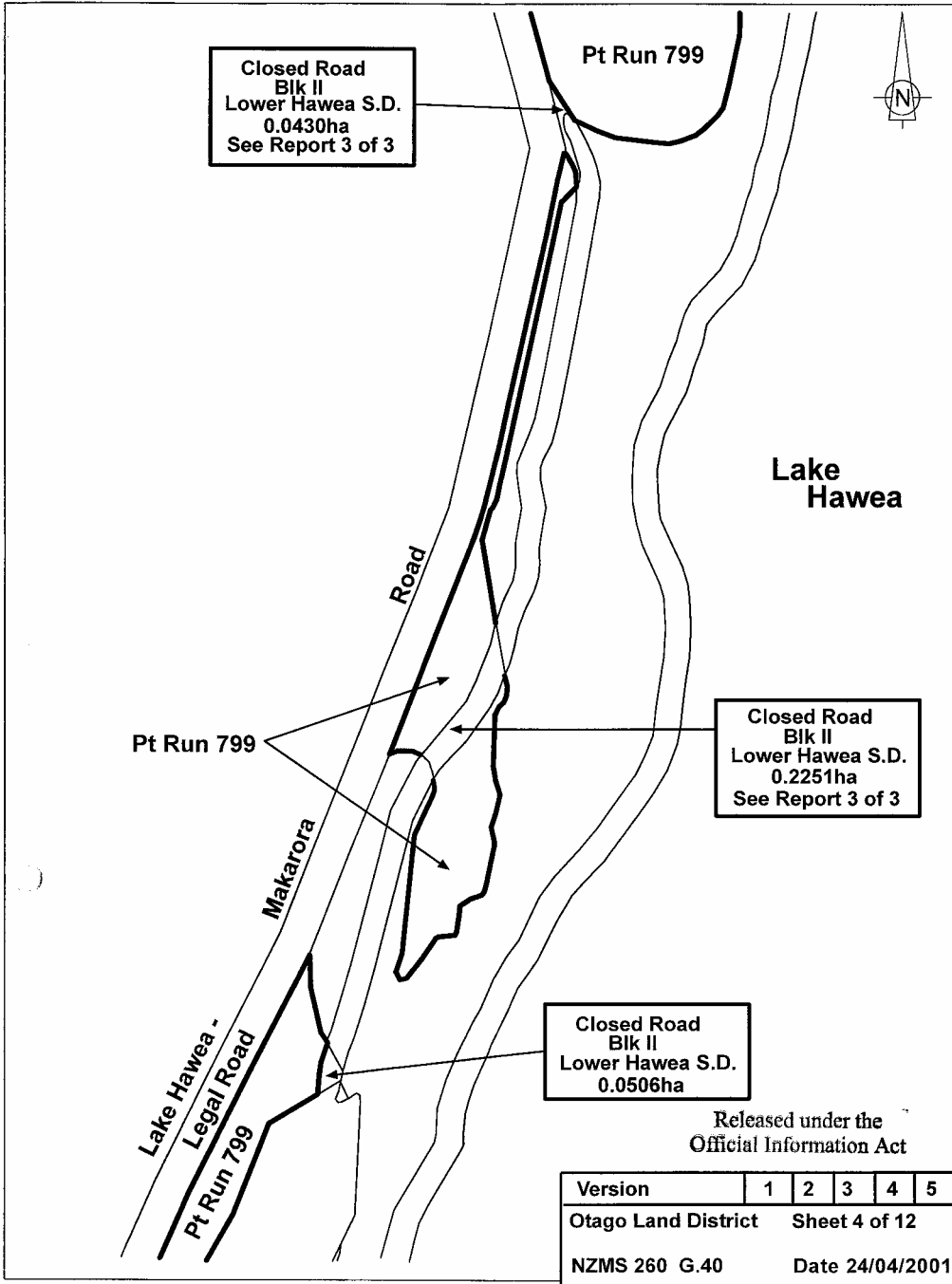
If Crown land – Check Irrigation Maps.	Searched- nothing found
Mining Maps	Searched- no registered licences found
If Road a) Is it created on a Block Plan – Section 43(1)(d) Transit NZ Act 1989 b) By Proc	a) SO Plan N/A b) Proc Plan c) Gazette Ref
Other Relevant Information a) Concessions – Advice from DOC or Knight Frank. b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998 c) Mineral Ownership d) Other Info	a) The Department of Conservation has been consulted and no Conservation area status land has been identified within the boundary of this property. b) 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 1848 Kemp Purchase. <input type="checkbox"/> Contained in [provide evidence] d)



Glen Dene
Scale 1 : 10000

Graphics by :
TL Survey Services Ltd DUNEDIN

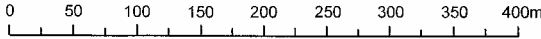




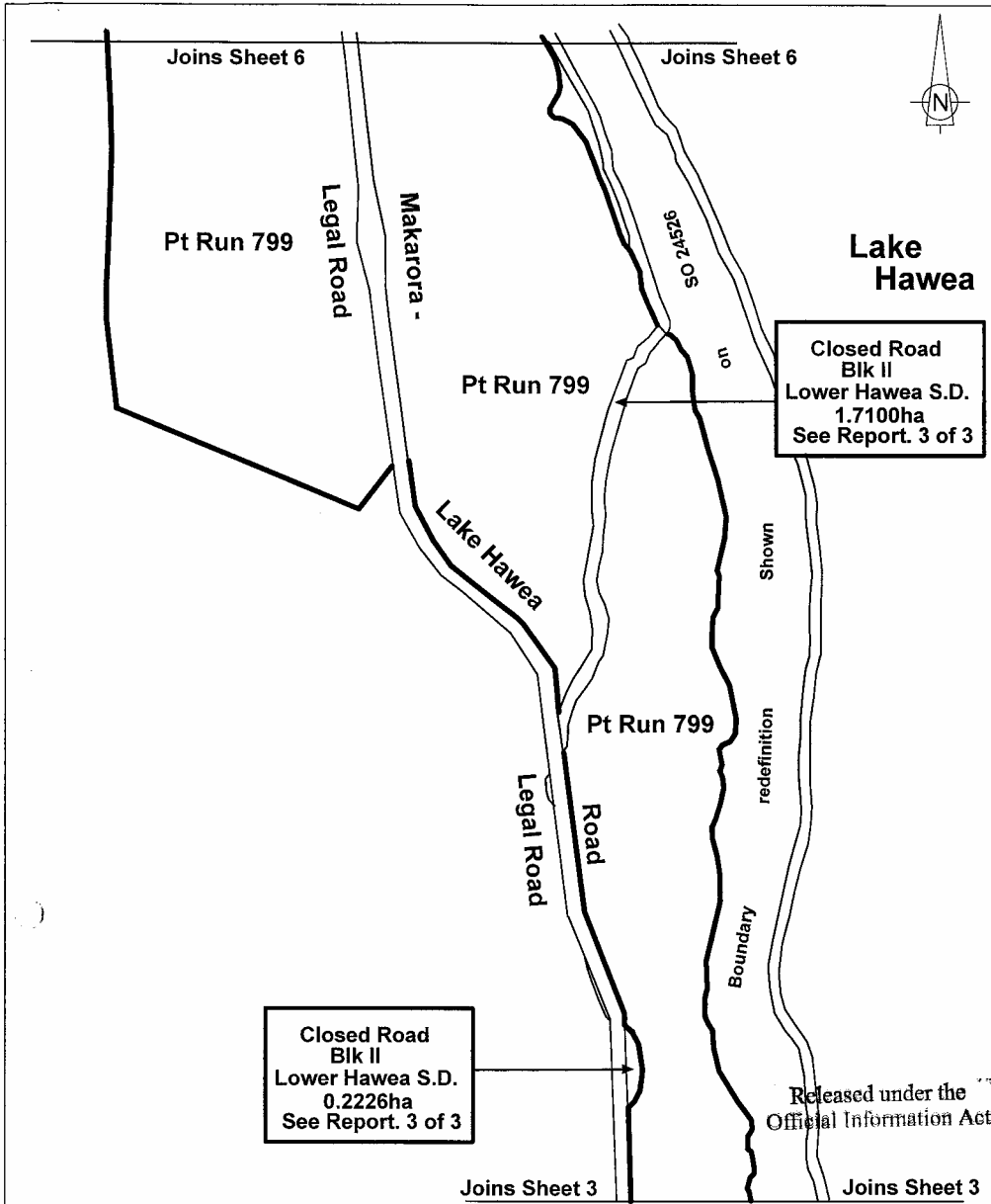
OPUS
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Glen Dene

Scale 1 : 4000



Graphics by :
TL Survey Services Ltd DUNEDIN



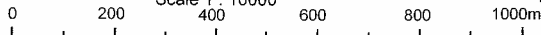
Marginal Strip Subject to Sec 24 (9)
 Conservation Act 1987 - - - - -

Version	1	2	3	4	5
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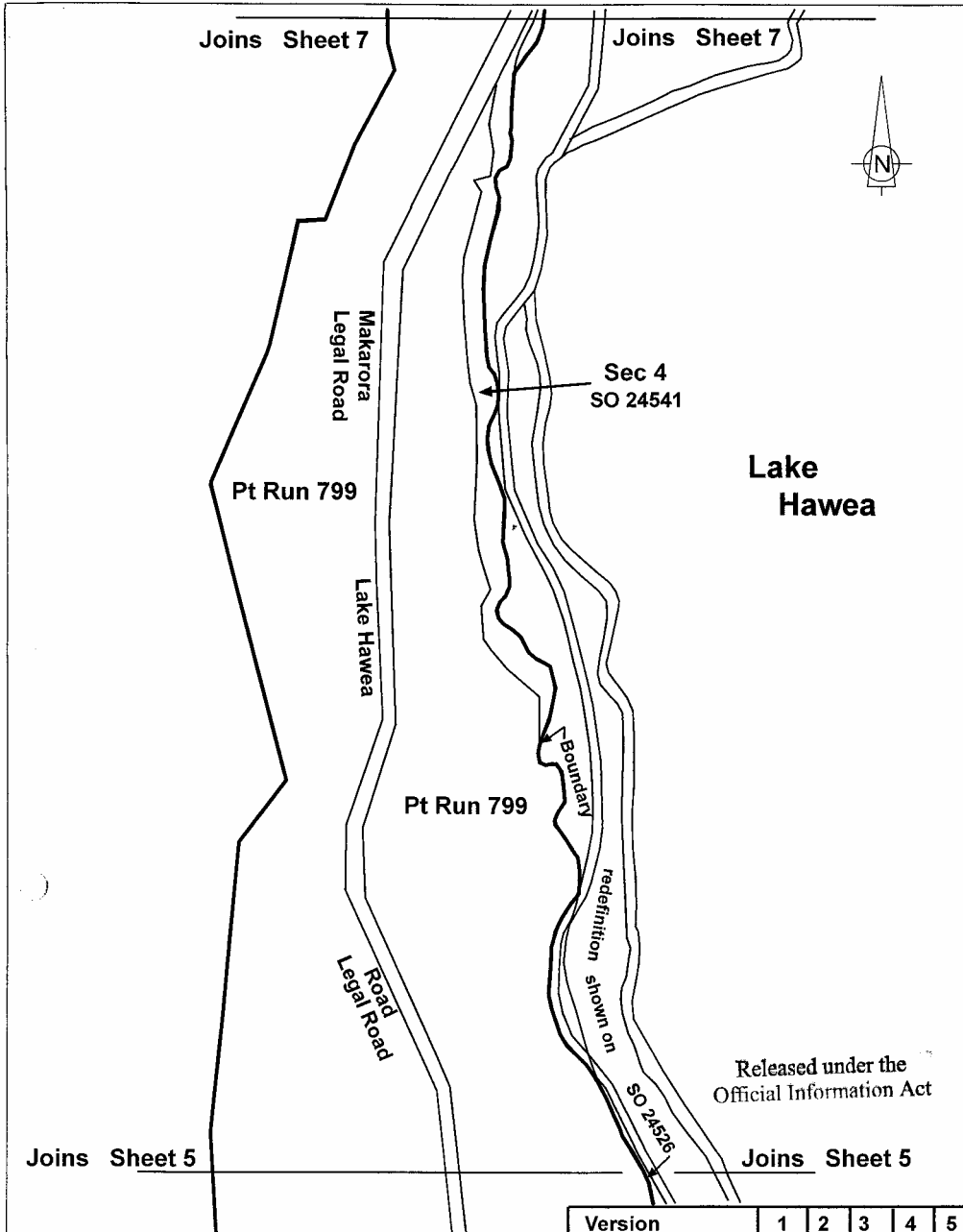


Glen Dene

Scale 1 : 10000



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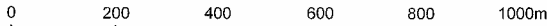
Marginal Strip Subject to Sec 24 (9)
Conservation Act 1987 - - - - -

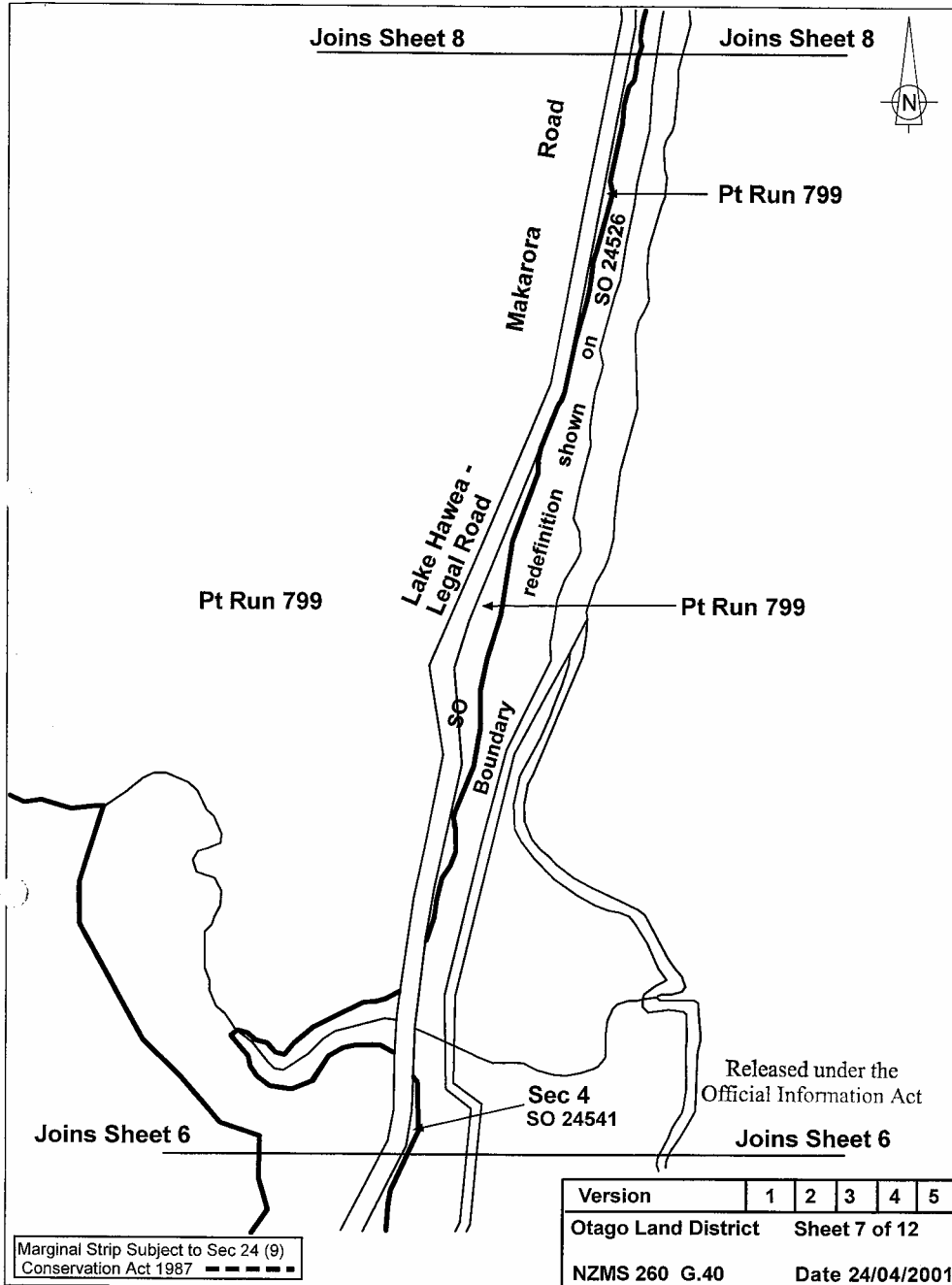
Version	1	2	3	4	5
Otago Land District	Sheet 6 of 12				
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Glen Dene
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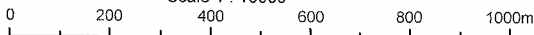




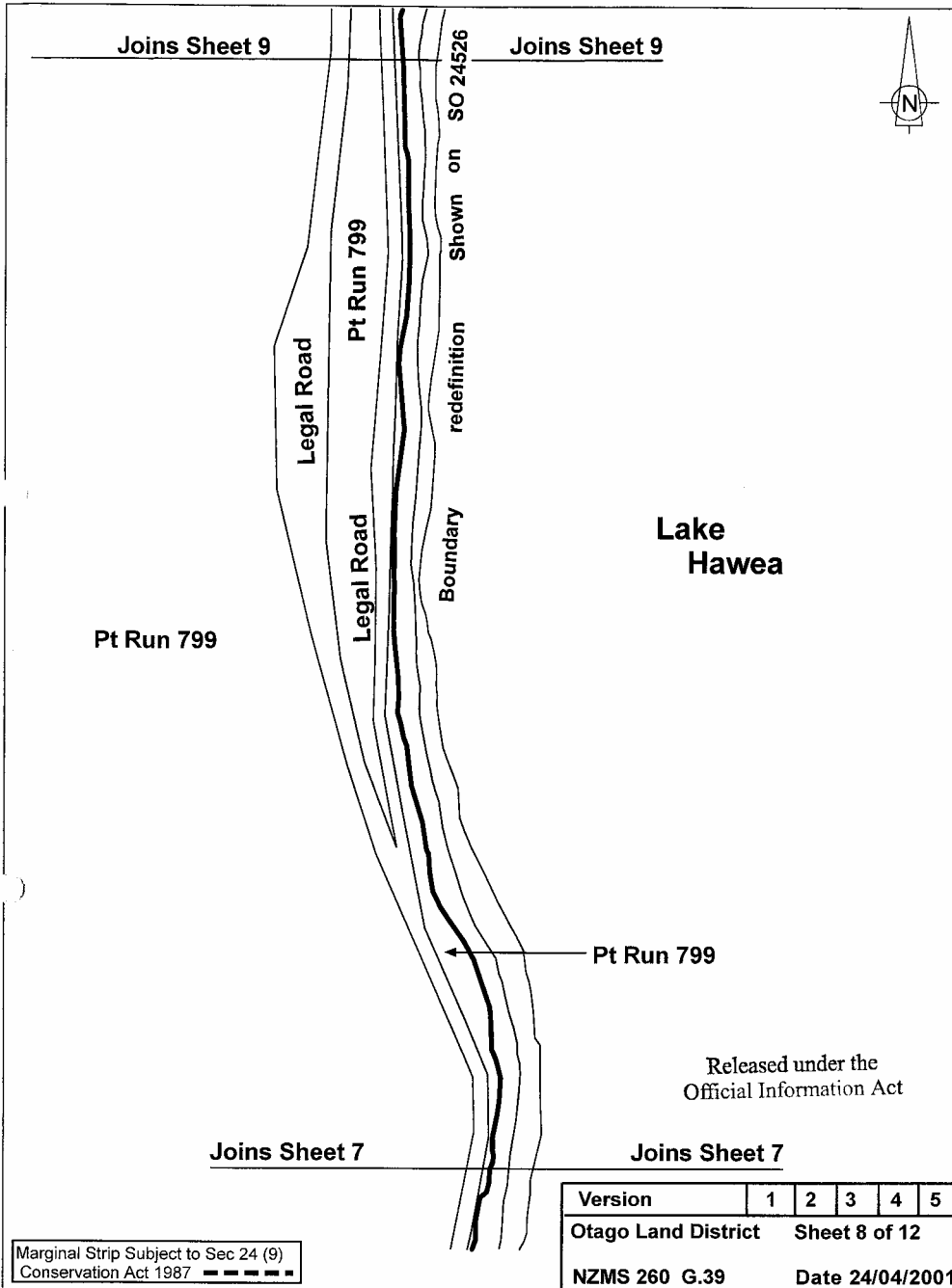
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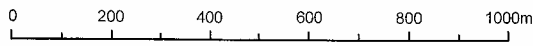


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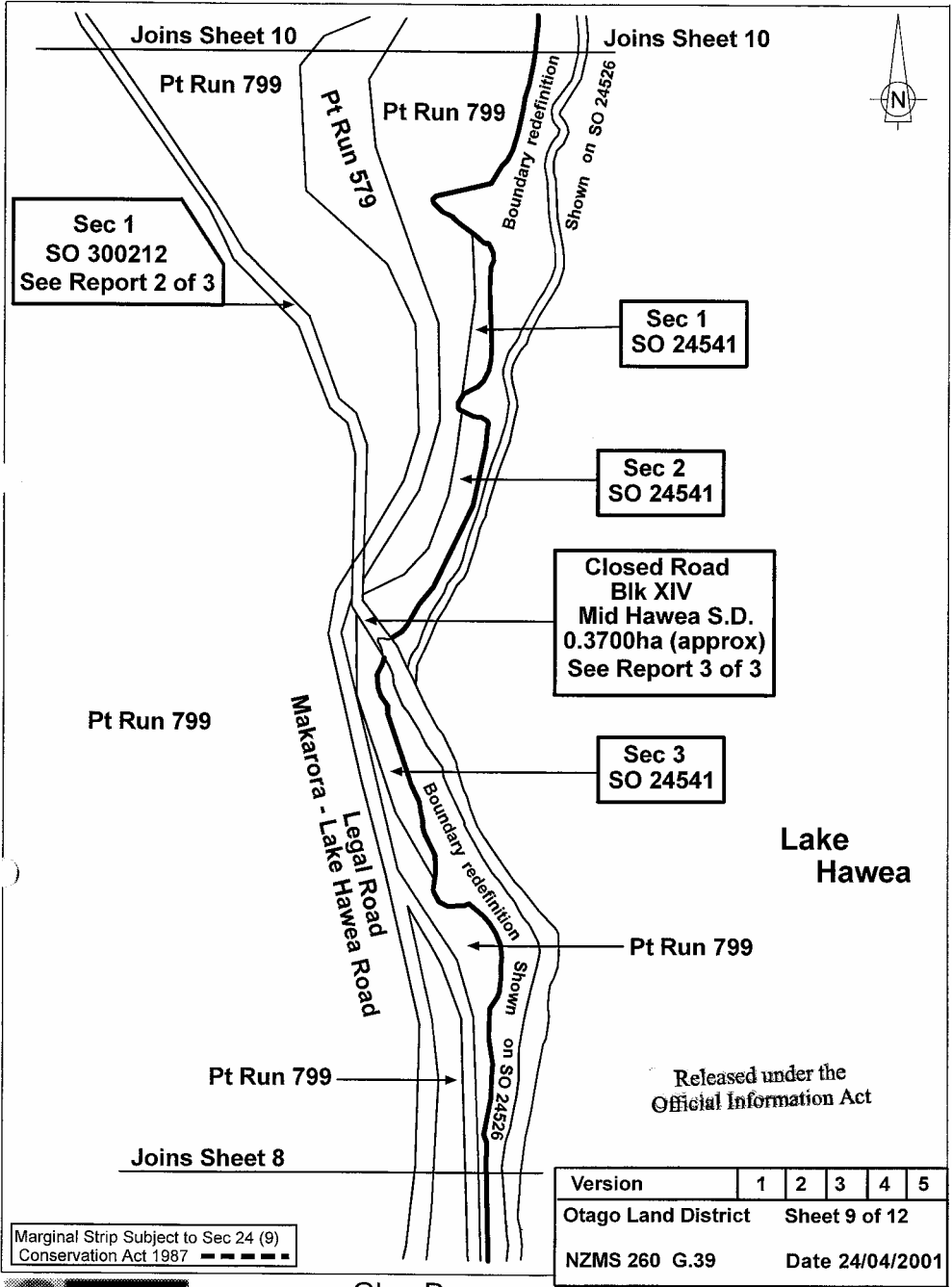


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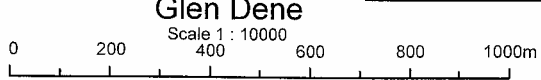
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Marginal Strip Subject to Sec 24 (9)
Conservation Act 1987 - - - - -

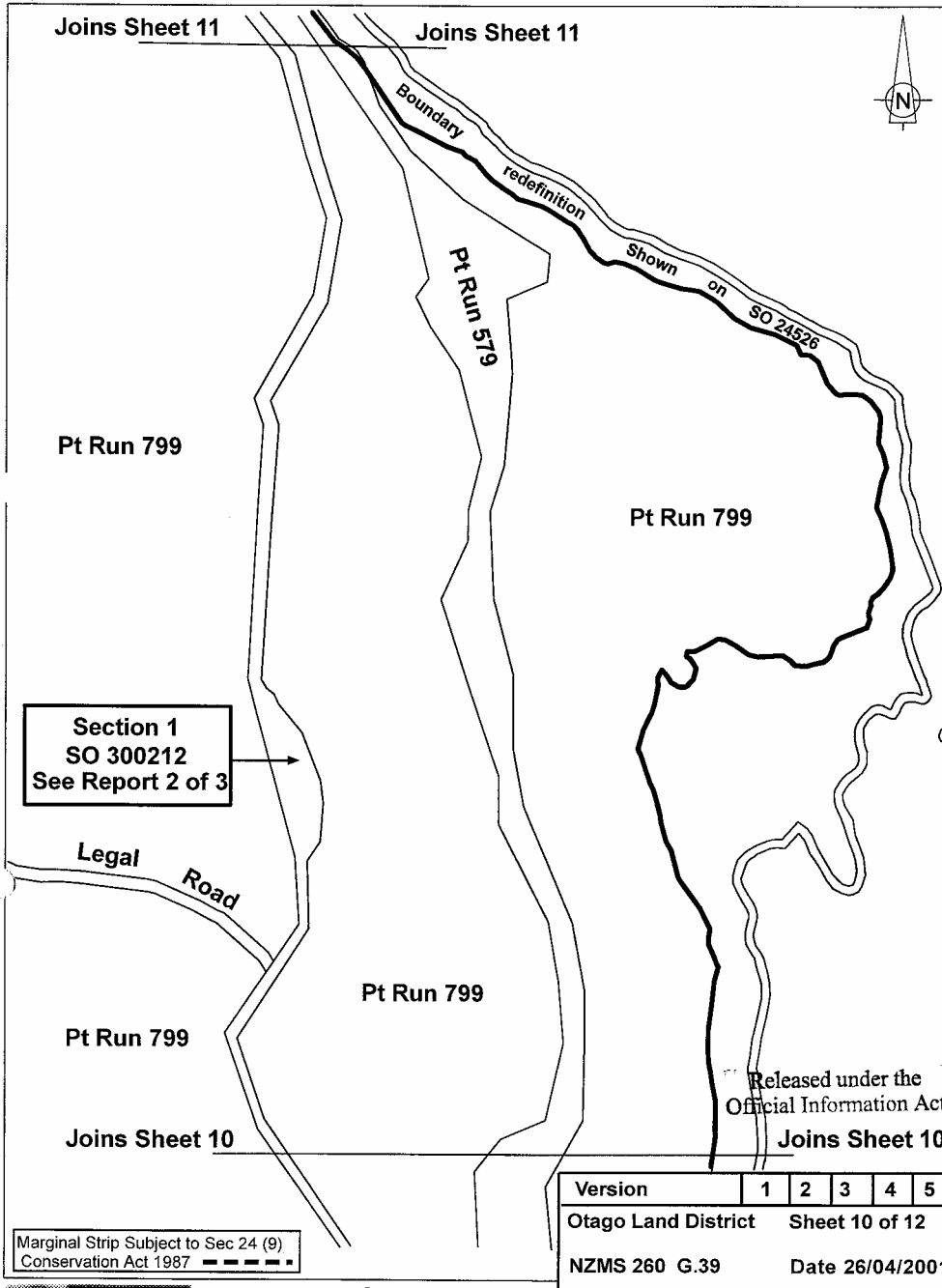
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Conservation Act 1987 - - - - -

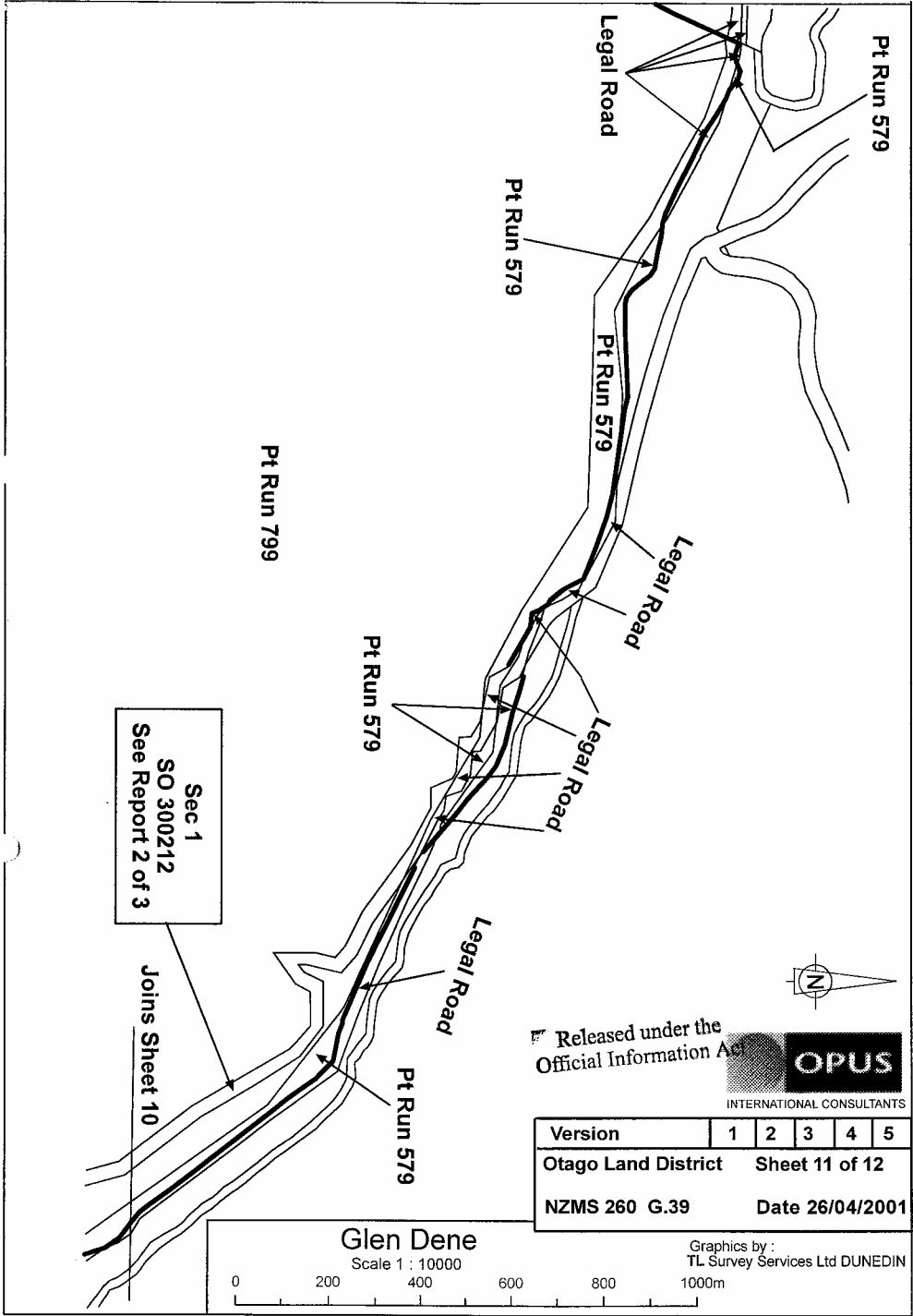


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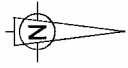


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Scale 1 : 10000



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