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The NIWA (National Institute of Water and Atmospheric Research) ship RV Tangaroa. The ship has been used by LINZ to survey New Zealand's continental shelf. Photo courtesy of NIWA.

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A new template developed by LINZ in collaboration with practising surveyors is smoothing the way for the submission of Cadastral Survey Datasets lodged with LINZ.



## OS 20/20 STRATEGY: PLUMBING THE DEPTHS, SCALING THE HEIGHTS

Although we're a young country, New Zealand has been well mapped. Be it topographic, cadastral or geodetic, our land information base is reliable and comprehensive – until you start getting your feet wet, that is.

A map of New Zealand's continental shelf and exclusive economic zone (EEZ – the white line). This map was produced by the Institute of Geological and Nuclear Sciences (GNS).

While we have excellent marine charting for navigation purposes in our inshore waters, further afield the survey data is surprisingly patchy. Actually it's not that surprising, because New Zealand's marine jurisdiction is vast – 24 times our land area, to be precise.

Our exclusive economic zone is the world's fourth largest, a function of our topography and the strategic location of offshore islands. Beyond that, our sovereign territorial claim out to the edges of New Zealand's continental shelf is likely to extend our marine jurisdiction even further. The territory is immense. In many places, even quite close to the coast – off Kaikoura, for example – it is also very deep.

Less than three percent of New Zealand's enormous marine back yard has been surveyed. What investigations have been carried out have usually been highly selective and driven by particular commercial or strategic imperatives. For example, surveys of deepwater fish stocks or areas of geological promise for hydrocarbon exploration usually target areas of commercial, not scientific, interest.

It's likely that New Zealand's future prosperity will depend, in part at least, on ocean resources such as fisheries, aquaculture, natural products, hydrocarbons and other minerals. The way our surrounding oceans and atmosphere interact and behave will also have a strong impact on our future existence and economic direction on dry land. (For example, ocean levels, weather and climate patterns will impact on everything from the viability of coastal developments to the shape of our farming and horticulture industries.)

Filling in that 97 percent information gap is vital if we are to sustainably manage and access marine-based resources and plan for our future.

It's a big ask, but LINZ is leading an initiative that will start the ball rolling and set up a framework for a structured, planned and integrated approach to surveying our marine resources.

The Ocean Survey 20/20 Strategy, launched this month, has a vision to:

*Complete by 2020 an ocean survey that will provide New Zealand with the knowledge of its ocean territory to:*

- *demonstrate our stewardship and exercise our sovereign rights;*
- *conserve, protect, manage, and sustainably utilise our ocean resources; and*
- *facilitate safe navigation and enjoyment of the oceans around New Zealand.*

The Strategy follows on from an invitation by Cabinet to the Minister for Crown Research Institutes and the Minister for Land Information in consultation with the Prime Minister and other Ministers as appropriate, to report to Cabinet Policy Committee setting out a vision, strategy and programme of work for surveying New Zealand's total ocean area. Key Ministers involved are Hon. Pete Hodgson, Minister for Land Information, and Hon. Steve Maharey, Minister of Research, Science and Technology and Crown Research Institutes.

**LINZ's Policy Team Leader Jerome Sheppard is interviewed by Radio New Zealand's Richard Scott aboard the NIWA ship, RV Tangaroa.**



LINZ Team Leader, Policy, Jerome Sheppard, says the Strategy title encapsulates the concept of a clear “20/20” vision, and the 15-year timeframe through to the year 2020.

“The surveying task that lies ahead for New Zealand encompasses the ocean floor and substructures, the water column and its resources, and even the atmosphere above it,” Jerome explains.

“The Ocean Survey 20/20 Strategy proposes a more coordinated and focused approach to surveying our oceans. Until now, the many agencies involved in this work have acted independently. As well as our territorial waters, the strategy will encompass our area of responsibility in the Ross Sea.

“This strategy will ensure we make better use of existing resources, while mapping out a programme for new initiatives to help fill in those large gaps in our knowledge of the oceans and their resources.”

The next step will be the presentation of a set of options to the Cabinet Policy Committee in May. This report will consider how existing resources can be used more efficiently (e.g. scheduled fisheries survey voyages), and what new initiatives and resources might be required to complement this work over the next 15 years.

Jerome says the vision for 2020 is to have a comprehensive ocean resource information base that can feed into decisions about how resources are used or protected.

“This will inform activities such as development of an Oceans Policy,” he notes.

“The work that lies ahead is comparable to the enormous effort that went into surveying and mapping New Zealand’s land mass. Information gathered 100 years ago forms the basis for decisions made today about land-based resources. The information gathered about our oceans will feed into future decisions in a similar way.”

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## E-SURVEY MILESTONE PASSED

The transition to electronic lodgement of new survey plans passed another milestone recently with the approval of the 1000th *e-survey*.

**LINZ CEO Brendan Boyle (left) and General Manager Customer Services, Sharon Cottrell (right) congratulate Gordon Smith on being the 1000th customer to complete an approved *e-survey*.**

Prepared and presented by Gordon Smith of Apex Surveying Ltd in Auckland, survey number LT344914 showed not only that *e-survey* is picking up momentum, but also that in the digital age, distance really doesn't matter.

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Undertaken in Queenstown, the survey was digitally certified online on behalf of the Queenstown Lakes District Council by the council's contractor, Civil Corp. While the business end of the process was happening in the South Island, the processing and approval happened at the Auckland LINZ office. (Being a national system, the work can be processed wherever the

resources are available to carry out the work the soonest. This helps prevent backlogs and streamlines workflows.)

And it all happened fast. The *e-survey* was submitted to LINZ on Wednesday 19 January, with the approval received less than four working days later on Monday 24 January. Being an urgent job, Gordon was delighted to get the approval through so quickly.

To mark the milestone and get some first-hand feedback from one of *e-survey*'s early adopters, LINZ CEO Brendan Boyle and General Manager Customer Services Sharon Cottrell visited Gordon for a chat and a special presentation.

## FIVE FURTHER LEASES COMPLETE TENURE REVIEW

Five Crown pastoral leases spread over three locations in Canterbury and Otago have completed the tenure review process, with formal freehold title to part of the land passed to the leaseholders.

In total, the settlements give leaseholders freehold ownership of 13,260 hectares of land, with a further 3,718 hectares retained in Crown ownership as part of the conservation estate.

Two leases at The Knobbs and Cairnhill, about 35 km southeast of Alexandra, will see 1728 hectares of new conservation land. The new area adjoins the existing Manorburn conservation area, and has road access. The Onslow Block, in the headwaters of the Teviot River, incorporates an area of red tussock grasslands, which will now be protected.

Dome Hills, about 50 km west of Oamaru, also comprises two leases. The 1400 hectares of conservation land created by the review incorporates some diverse plant communities including high altitude tussock lands, shrublands and scree. The area will protect part of the main range crest of the Kakanui Mountains between Mount Pisgah and Kakanui Peak. There is existing road access.

In Canterbury, about 90 km west of Christchurch, the review of the Peak Hill pastoral lease has opened up more access to

## CABINET SUPPORTS CONTINUATION OF REVIEW PROGRAMME

The Cabinet last month considered a paper which expands on the Government's policy for Crown leasehold land in the South Island high country. The paper spelled out the interrelationship between the Government's 10 objectives for the high country and considered the role of tenure review in relation to these objectives.

The Cabinet Policy Committee noted that, to date, tenure reviews have led to the returning of about 49,000 hectares to public ownership and control, while about 93,500 hectares have been freeholded.

Enhanced protection of biodiversity values on lowland areas was highlighted as a focus for further attention. Highly developed and productive lowland areas are generally not protected through tenure review. The paper suggests alternative tools of whole or partial lease purchase as particularly useful for protecting large lowland areas with high biodiversity values. Looking at the gains

from tenure review, the Cabinet Policy Committee noted that in areas where freehold title had been granted, economic activity has become more diversified, and allowed non-pastoral uses to be established. Public access has been improved in the freeholded areas as well as the areas passed to the conservation estate.

The Cabinet Policy Committee noted the Crown is willing to continue to be a high country pastoral lessor where doing so is consistent with all of the high country objectives.

The Committee supported the continuance of the current tenure review programme, but has asked LINZ to report back on the implications of introducing market rents for pastoral leases when rents are reviewed (every 11 years). LINZ is also required to report on the valuation methodology used in valuing lessor and lessee interests in tenure review. Both reports are due in October 2005.



Gordon told the LINZ executives that the 1000th *e-survey* for LINZ was Apex Surveying’s second electronic lodgement.

His first contact with the future of survey lodgement came in May last year when he attended a LINZ presentation, watched a live *e-survey* demonstration and received an *e-survey* computer-based training CD ROM.

“We purchased *e-survey* in late June and I started my first *e-survey* job at the end of September,” he recalled. A two-day training seminar by Cadastre Ltd in November gave Gordon greater confidence with the new system.

He has another six *e-surveys* in the pipeline and is carefully managing the transition to digital lodgement. “We have four surveyors on staff and hope to have all our surveyors competent in preparing *e-surveys* by the end of the year.”

Gordon said the training from Cadastre Ltd and the online assistance was a great help when it came to gaining confidence the system. He said the more he immersed himself in *e-survey*, the more it clicked into place.

“We have decided that every cadastral survey I do personally

will be an *e-survey*, and have started using *e-surveys* on our Queenstown projects.” The more straightforward unit title and cross lease lodgements will provide the early focus for in-house *e-survey* training,” he said.

“We are actually quite excited about it. We think *e-survey* is going to streamline some of our office procedures. It’s good not having to post transparency plans to councils and LINZ.

“I want to thank LINZ for the effort they have put in and their ongoing support, which has been really good. I’m more confident with the system now and we’re really looking forward to making more use of it.”

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**Mathew Clark of LINZ Crown Property Management (left) visits Murray MacMillan, owner of Mt Pisa Station – a property which has completed the tenure review process. As part of the economic diversification that has been made possible on freeholded land through tenure review, Murray and his wife Jacky run a successful farm tourism venture. Visitors have extensive access to the property, including excursions to the 6,300 ft summit of the Pisa range.**

the shore of Lake Coleridge, while providing commanding views across both the lake and the spectacular scenery of the Rakaia River catchment. Some 590 hectares has been added to the conservation estate, including the distinctive greywacke sugarloaf of Peak Hill itself.

The completion of the five reviews brings to 16 the number of successfully completed tenure reviews for Crown pastoral leases under the Land Act 1998. A further 15 leaseholders have accepted final proposals for their land.

A busy summer programme of surveying and fencing to implement the reviews has been completed, and tenders for this work on the latest batch of leases are currently being let.

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## TENURE REVIEW UPDATE

By 31 January 2005, 184 properties were involved at some stage of the process. This is how the various reviews stood as at that date:

Stage	Number of leases
Implementation complete; freehold title granted.	16
Final Proposal (substantive proposal) signed off; implementation under way.	15
Final Proposal (substantive proposal) put to leaseholder for consideration.	4
First Cut of Proposal (preliminary proposal) completed; public submissions closed and under consultation to develop a Final Proposal.	17
First Cut of Proposal completed and advertised for public and iwi submissions.	3
Consultation with leaseholder under way prior to formulation of first cut of proposal.	78
Invitation to carry out review received and lease accepted into programme; initial research under way.	51
Total leases involved in Tenure Review programme.	184

# 101

## WAYS OF LOOKING AT GEOSPATIAL INFORMATION

We reported in the October issue of *Landscan* that LINZ was undertaking consultation for the development of a geospatial information strategy in 2005.

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The document, that was written to stimulate discussion about the Government's future role in geospatial information, touched on a number of current problem areas, including:

- lack of geospatial information resources
- lack of knowledge of what is available
- barriers to accessing geospatial information
- inability to combine geospatial information
- lack of capacity and capability within government.

After a series of stakeholder workshops towards the end of last year, submissions were received until the close-off date of 17 December.

Here is an update of where things are at with the geospatial strategy development programme.

Although not a headline grabbing issue, the future of geospatial information in New Zealand has certainly grabbed the attention of stakeholders: primarily central and local government organisations and private sector companies dealing directly with geospatial information. Between them they have sent in 101 submissions – about three times the expected number.

This has meant the task of analysing the submissions and developing a draft strategy for circulation has become much bigger than anticipated, but it does mean the strategy will be grounded in a wealth of informed comment.

Project Manager Jerome Sheppard says the submissions have picked up on the key themes identified both in the workshops and the discussion paper.

“There seems to be universal agreement that we need a strategy,” he says. “Using the advances in internet technology to access the data and ensuring the important geospatial datasets are maintained to a standard which caters for a wider range of users were highlighted as key areas. There was also a strong desire expressed by submitters for robust and inclusive leadership around the governance of geospatial information.”

Jerome says there is widespread acknowledgement that the New Zealand skills base in this specialised area is quite small. “People appreciate the need to use the resources we have as effectively as possible.”

He adds that the strategy, when it is developed, is likely to raise resourcing issues if there are to be significant changes to the Government's role. The next step in the strategy development process will be the publication of the submission report, which summarises the views of submitters and is due out within the next few weeks.

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# REGULATORY GROUP SETTLING IN

Greater regulatory consistency and “as little as possible, as much as necessary”. Those are two of the key rationales behind last year’s realignment within LINZ, and the creation of a Regulatory Business Unit within the department, headed by former Valuer-General, Warwick Quinn.

Within this Unit, Neill Sullivan (pictured) has just been appointed permanently as Manager Property Regulatory Group. He had been in the position in an acting capacity for a number of months, so it would be fair to say he’s hit the ground running.

The job incorporates the statutory office of Valuer-General as well as that of Chief Crown Property Officer. While the latter is not a statutory role, it’s nonetheless an important one, with a primary focus on transactions involving Crown land under the Public Works Act.

Neill has been immersed in valuation all of his working life. After studying Valuation and Property Management at Lincoln College, he joined the former Housing Corporation as an urban valuer in 1982. He continued in the profession in the private sector in Lower Hutt, the UK and Queensland and then rejoined the public sector in 1994 as a registered valuer with the former Valuation New Zealand.

When the regulatory and operational functions of Valuation New Zealand were separated in 1998 with the advent of the Rating Valuations Act, Neill moved to the newly established Office of the Valuer-General within LINZ, where he’s remained since.

A major task for Neill in that time has been the development of the Rating Valuations Rules. Now into their third iteration, the most recent set of rules was released in August 2002. After the flurry of activity on these rules, Neill is expecting future revisions will occur at a more leisurely pace as the current standards have proved effective.

In a parallel initiative, Neill has been heavily involved in the development of a Rating Revaluation Audit Handbook for councils and their valuation service providers. While not a set of standards as such, the handbook is a valuable guide for implementation of the rules, and forms a useful bridge between standards and daily practice. The handbook was a joint effort involving councils and the valuers who are contracted to them.

With that handbook now completed, Neill’s group is looking ahead to developing a further handbook for valuers. This will clarify expectations for roll maintenance purposes where changes affecting the value of a property have occurred during the 3-year revaluation cycle. Work is expected to begin on this project next year.

Along with the standard setting and guidelines for valuation, Neill has inherited a statutory role under the Valuers’ Act as chairman of the Valuers’ Registration Board – although this is a relatively small part of his workload.

Of course the Valuer-General role is only part of Neill’s regulatory responsibilities. In the realm of Crown property, his group sets standards and makes decisions about the acquisition and disposal of land by Crown agencies under the Public Works Act.

A set of standards for acquisition has just been rewritten with the assistance of Standards New Zealand – the first collaboration of its kind. While not mandated by law, these standards are linked to the accreditation of agents involved in acquisition and disposals of property for Crown agencies.

The acquisition standards are about to be released, and Neill’s group is finalising the strategy for distributing the new material to the relevant Crown agencies and accredited suppliers.

Standards for disposal are next on the ‘to do’ list for the group, with work due to start later this year.

Neill says this scheduling for review of standards is a very positive outcome of the formation of the Regulatory Business Unit within LINZ.

“All standards now have a programmed timetable for review, with priority given to the more high-risk areas,” he explains.

In addition to Neill’s Property Regulatory Group, there are three other specialist regulatory groups: National Topographer/Hydrographer, Registrar General of Land and Surveyor General. The regulators are supported by two other groups which provide generic support across all the regulatory areas. These are the Regulatory Frameworks and Processes Group, headed by Amanda Thompson, and a QA/Audit group for which the manager’s position is currently being filled.

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## UTILITY VALUATIONS A CURRENT HOTPOINT

The LINZ Property Regulatory Group does not lead all initiatives involving valuation of assets for rating purposes. LINZ is taking part in a Local Government New Zealand-led exercise to develop a handbook for the valuation of utilities for rating purposes. While LINZ rules spell out the methodologies, they do not prescribe how the methodologies should be applied. Because of the very high asset values involved, the levels set can be of multi-million dollar significance for the owners. This is a potential area for dispute between owners of utilities such as telecommunications facilities and the councils to whom they must pay rates. “When valuations are contentious, we support industry led initiatives to provide accurate and robust systems for arriving at fair valuations,” says Neill Sullivan.

