



In this issue...



2 Moving house

The Prime Minister Helen Clark was in Waihi in February to welcome the Cornish Pumphouse to town. The 102-year-old building was moved last year in a delicate operation to its new home about 300 metres away in the centre of Waihi.

2 New Zealand Geospatial Strategy approved

In a major milestone for the management of the nation's geospatial information resources, Cabinet has approved the New Zealand Geospatial Strategy.

4 Time for an informed debate on tenure review

Land Information New Zealand (LINZ) welcomes the ongoing debate about South Island high country tenure review but the facts, rather than conjecture, are important says LINZ's Brian Usherwood.

5 100% e-lodgement: gearing up for 1 May 2007

1 May 2007 is the first important milestone in the transition to 100% electronic lodgement of all survey and title transactions. *Landscan* reports on the experiences of two firms who have come to grips with *e-dealing*.

5 e-dealing climbs to 80%

Customer uptake of e-dealing is now at 79.5% – up more than 20% since November.

6 Landonline's TA e-certification for councils

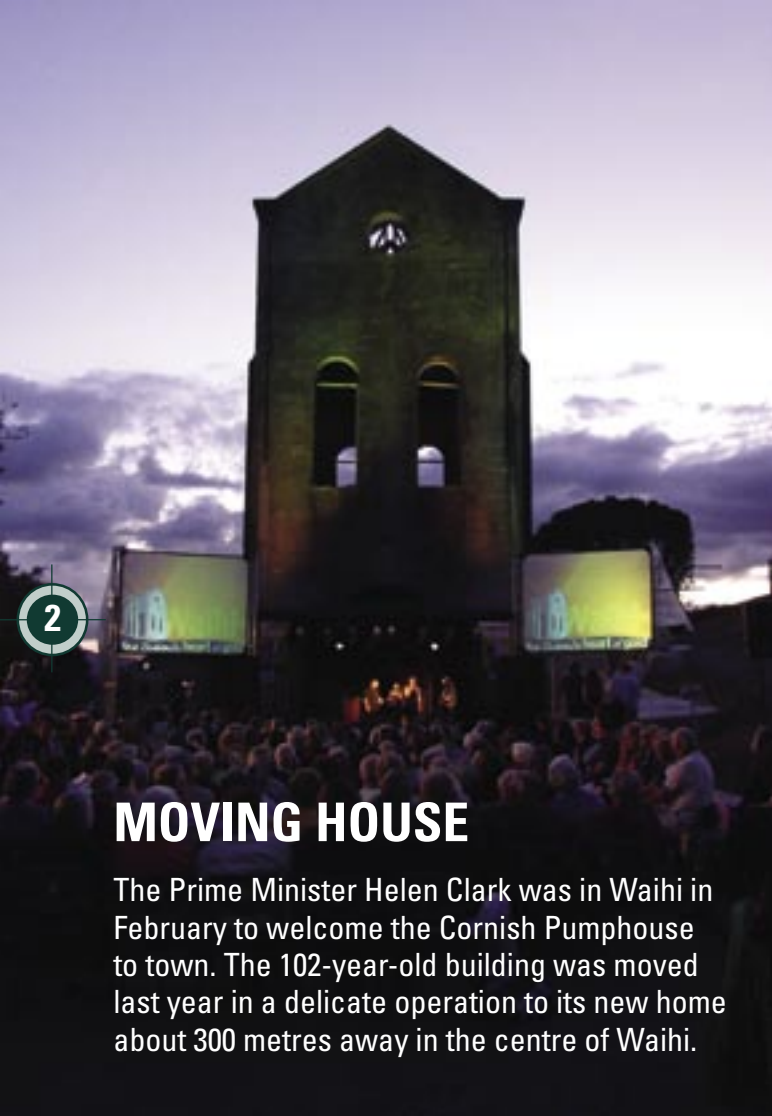
Landonline's Territorial Authority (TA) e-certification process allows councils to certify cadastral survey plans online and is an integral part of the cadastral survey process.

6 Get posting on LINZ's e-survey web forum

With more than 60 surveyors registered, LINZ's new *e-survey* web forum is proving popular.

8 New members appointed to Geographic Board

Land Information Minister David Parker has announced the appointment of four new members to the New Zealand Geographic Board Ngā Pou Tauhana o Aotearoa.



The Cornish Pumphouse's Gothic architecture looms over the crowd gathered for the official opening by Prime Minister Helen Clark.

MOVING HOUSE

The Prime Minister Helen Clark was in Waihi in February to welcome the Cornish Pumphouse to town. The 102-year-old building was moved last year in a delicate operation to its new home about 300 metres away in the centre of Waihi.

The pumphouse was built in about 1904 to house steam engines and pumping machinery to dewater Waihi's goldmines. Although efficient in its day (pumping 7,000 litres per minute), the pumphouse was made redundant in 1913 when electricity was sourced at the country's first hydro-electric power station on the Waikato river.

In the early 1960s the empty and derelict building began subsiding following the collapse of an adjacent mine shaft. While the building and the land are owned by the Crown and administered by Land Information New Zealand, Newmont Waihi Gold holds a mining licence for the land and is responsible for protecting the pumphouse.

The decision to move the pumphouse, which stands over 20 metres tall, was not taken lightly. The building has an Historic Places Trust Category 1 registration, reflecting its uniqueness and importance to our heritage. The move took more than three months and cost Newmont Waihi Gold over \$4 million.

"There was a lot of discussion about whether or not to move the building and how this would be done," says LINZ Crown Property Portfolio Manager Jan Webster.

Historic Places Trust area manager Gail Henry said decision makers had two choices: leave it where it was and wait for it

GEOSPATIAL STRATEGY APPROVED

In a major milestone for the management of the nation's geospatial information resources, Cabinet has approved the New Zealand Geospatial Strategy.

Geospatial information – which describes the location and names of features on, above and below the earth's surface – is integral to practically all human activity.

Emergency services, national defence, utilities, resource management, biosecurity, environmental protection, economic development, elections, land transactions, social services, Treaty of Waitangi settlements – the list of activities underpinned by accurate geospatial information in modern society is seemingly endless.

New Zealanders can be proud of the work that has been done to develop our geospatial information resources, from the efforts of our pioneering surveyors in the 19th Century through to the sophisticated digital databases of today. But there has been a lack of coordination and direction in the way these resources are developed and managed. There has also been duplication of effort, and sets of data collected by different agencies have not always been compatible. It is deficiencies like these that the Geospatial Strategy sets out to address.

The issues were first outlined in the November 2004 discussion document, *Geospatial Information – the Future Role of Government*. The Geospatial Strategy was developed after extensive consultation with key stakeholders such as emergency services.

The strategy directly involves all tiers of government: central government, local government and Crown entities. Beyond that, it involves the geospatial information industry.



Emergency services rely on geospatial information to plan how to manage disasters.

Ministry of Civil Defence and Emergency Management

Tourist icon: Waihi's Cornish Pumphouse at rest on its new site after its epic journey.

to slide “noisily and dramatically” into a big hole; or move it to new ground, all 2000 tonnes of it. The Historic Places Trust likened the move to taking three fully laden truck and trailer units parked side-by-side, piling them 15 layers high and then shifting them.

Wellington engineering company Dunning Thornton Consultants, which was responsible for moving the Museum Hotel in Wellington in 1993, proposed sliding the building to its new location using jacks, concrete beams and Teflon pads.

In August the pumphouse started its journey, having been cut from its foundations with a giant diamond-tipped circular saw. Over the next three months the building was carefully slid 26 metres to the south and 270 metres to the west, using five pairs of hydraulic rams.

“Everyone is very pleased with the move,” says Jan. “It went very well. Newmont Waihi Gold did a great job, as did the engineers.”

As the Prime Minister attested in February, the pumphouse’s new position should make it even more popular with tourists, with a central location, lighting and plans to landscape the grounds before the building is completely open to the public.



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Their participation will be critical to the successful implementation of the strategy, while the evolution of a better coordinated system may offer further opportunities for the industry to develop more value-added products.

The strategy is guided by a vision:

Trusted geospatial information that is available, accessible, able to be shared and used to support the:

- *safety and security of New Zealand*
- *growth of an inclusive, innovative economy; and*
- *preservation and enhancement of our society, culture and environment.*

Flowing from this vision are several guiding principles, which address duplication of effort, access, compatibility and protection of geospatial information.

In turn, these principles inform four overlapping strategic goals, which reflect the issues that have been identified right throughout the development of the strategy. These come under the headings of:

- Governance
- Data
- Access
- Interoperability.

What will really give the Government’s Geospatial Strategy some shape and impetus, though, will be the establishment of a governance structure. The key elements of this structure include:

- A Joint Ministerial Group: Ministers for Land Information and Information Technology.
- A Geospatial Executives Group: chief executives of key public agencies who will be responsible for driving strategy implementation. This group will initially be chaired by the Land Information New Zealand Chief Executive.
- A Geospatial Advisory Committee: policy experts from key agencies who will advise the Geospatial Executives Group and facilitate interagency implementation.
- A Geospatial Office: to be hosted by LINZ, this office will be the ‘engine room’ and coordinator for the work programme, and will report to the Geospatial Executives Group.

We will feature further updates on the establishment of the Geospatial Office and the implementation of the strategy in future issues of *Landscan*.

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TIME FOR AN INFORMED DEBATE ON TENURE REVIEW

Land Information New Zealand (LINZ) welcomes the ongoing debate about South Island high country tenure review but the facts, rather than conjecture, are important says LINZ's Brian Usherwood.



4

Portraying taxpayers as losers and farmers as outright winners in the South Island high country tenure review programme makes an enticing but misleading headline.

The premise that the government is paying farmers to take the land is incorrect. And the debate appears to ignore the valuable economic, conservation and recreational gains that are being made as a result of tenure review. There also appears to be a fundamental misunderstanding of how tenure review agreements are reached between the Crown and lessees.

Tenure review is a voluntary process whose objectives are clearly spelled out in the Crown Pastoral Land Act 1998 (CPLA). Under the process, land with conservation values can be freed from the lease and retained in full Crown ownership as public conservation land. Other parts of the land capable of productive economic use can be freeholded to the lessee. To achieve this *each party*, not just the Crown, buys out the other's interest in the lease.

Like any tenant in a lease arrangement, pastoral lessees have property rights in the leasehold land that's eventually retained in the conservation estate. These rights, like the rights of any tenant, include rights to quiet enjoyment and exclusive access to the property. In addition the lessee owns the improvements (eg buildings and fencing) on the land. However, unlike other more common leases, the lessee also has a right to perpetual renewal of the lease.

If the Crown wants to free part of the land from the lease for conservation or public access, the Crown must buy out the lessee's interest in that land. Similarly, to gain freehold title to leasehold land capable of economic use, the lessee must purchase the Crown's property rights. The value of each of these respective interests is set by the market as with any other property transaction.

The lessee's and the Crown's interests are not the same and therefore their values are not generally equal. Both parties pay each other to buy out their respective rights. Like any other landowner selling property, LINZ seeks independent market valuations when undertaking each transaction. The debate about the value of each party's interest needs to recognise that this process ensures that the widest possible consideration is given to the various factors that make up 'value'.

Settlements are negotiated with the benefit of current market valuations on hand, and both parties must agree if a successful tenure review outcome is to be achieved.

PUBLIC BENEFITS

New Zealanders have benefited to date from around 127,000 hectares of land being made accessible because it is no longer being constrained by a lease.

Large areas of leased land with important biodiversity and recreational values have been returned to Crown ownership, including areas that are now included in the network of high country parks being established by the Department of Conservation.

New Zealanders also benefit from the more diversified use of the former leasehold land freeholded through tenure review.

A TRANSPARENT PROCESS

Some critics have challenged the transparency of the tenure review process and the professional integrity of LINZ staff and contractors working on negotiations.

Transparency of tenure review negotiations is built into the CPLA in a number of ways. A range of parties, including the Department of Conservation, Fish and Game and iwi are consulted as proposals are developed. All proposals are advertised for public comment before they are finalised, with all submissions and the analysis of these submissions published on the LINZ website.

The Minister for Land Information now sees all proposals and has an opportunity to comment before decisions are made. Every stage of each review is documented on the LINZ website. Final decisions are made by the Commissioner of Crown Lands, who considers all relevant matters under the law and is legally accountable. Furthermore, the law provides the public with options for redress if decisions are not properly made.

LAND USE ARGUMENTS

The use freeholded land is put to after tenure review has been another area of concern. Like any other freehold land in New Zealand, land use is subject to the Resource Management Act and district and regional plans. This is where the community has the opportunity to air views on appropriate uses of the land. The law provides protections when pastoral leases are turned into freehold and then again regulates land use when the land is held as freehold.

The objects of the CPLA were carefully crafted to reflect the competing interests in the high country. Tenure review outcomes have evoked strong emotional responses, a reflection of how highly valued the South Island high country is for New Zealanders. LINZ values a healthy debate and hopes that this article helps ensure the debate is fully informed.

Brian Usherwood is LINZ's General Manager Business Support.

DESTINATION

100% e-LODGEMENT

100% E-LODGEMENT: GEARING UP FOR 1 MAY 2007

1 May 2007 is the first important milestone in the transition to 100% electronic lodgement of all survey and title transactions announced by the Government last year. From this date, all conveyancers will be required to use Landonline's *e-dealing* function to complete discharges*. *Landscan* reports on the experiences of two firms who have come to grips with *e-dealing*.

Wellington legal firm Legal Planit pride themselves on being a technology-savvy company. Using *e-dealing* is consistent with their approach to technology across the board – from Key Track (automatic messaging to clients updating them of progress on a transaction) to a strong web presence, technology is well integrated in their day to day business.

Legal Planit's sole-practitioner, Lauchie Griffin says that although there was some initial frustration with the speed of Landonline and some of the technical aspects, there were more advantages overall. "We embraced it; the efficiency of the process matched the firm's attitude to technology."

Lauchie, who has been practising for almost 20 years, has two pieces of advice for those in the early stages of integrating *e-dealing* into their business.

The first was simple – if you get stuck, apply the paper reasoning to the electronic environment.

"Clearly, technically and visually the processes are quite different. But from a procedural point of view the two systems run in parallel. So if you are caught at a certain point in the process, stop, think about what you would do on paper, and continue the same process online."

Lauchie's second suggestion is to find someone who can teach you within the firm. "Adele Hollis [legal executive] trained me and she pushes it for the firm. Firms need someone like that on board and it is worth recruiting with that in mind."

A confident user in the firm can drive the *e-dealing* process and help when questions are raised by staff, and (as many legal executives know) by other parties to an *e-dealing* as well. Adele provides help to other firms and in turn she appreciates the help she gets from the LINZ 0800 number.

It's not just the technology minded firms who are successfully using *e-dealing*. Bannermans is a family firm with a long 100-year history in Gore. After training in August the firm have raised their *e-dealing* use by almost 15% a month with their January usage at around 80%.

Partner Murray Huston says there are unique challenges being so far south (apart from the weather!) and *e-dealing* has helped the firm find ways around these. "*e-search* and *e-dealing* are amazing for a firm like ours. Previously we had to wait days for results. And it is not just our distance, but often our client's distance from us; we can email things like A&I forms overseas and they can simply fax them back to us – you don't need the original paper."

Like Legal Planit, Bannermans found great support through the 0800 number. "I have found the 0800 number to be excellent. They stay with you right through the process, and often that first time takes a long time," says Murray.

Both firms are now thinking about the coming deadline on 1 May 2007 when all routine mortgage transfers discharges must be carried out online. They know their firms will be ready, but want to make sure that they are not caught short. Lauchie says that after 1 May "the people caught out won't just be the ones who sat on their hands, but those who thought they were ready; both sides of a transaction will need to be confident users of *e-dealing*."

If your firm needs help getting ready for 1 May, have a look at the training and support tools available on www.landonline.govt.nz, or ring the toll free number 0800 665 463 (option 1, option 2).

* Discharges include a discharge of a mortgage and withdrawals of caveats, notices of claims etc.

5

e-dealing CLIMBS TO 80%

Customer uptake of *e-dealing* is now at 79.5% – up more than 20% since November.

With just two months before the first e-lodgement deadline on 1 May 2007, the rate of uptake by the conveyancing profession is good news.

But all regions are not created equal – Dunedin, Christchurch and Wellington are all well underway with *e-dealing* at 97.4%,

94.9% and 94.7% respectively. Auckland is currently sitting at 59.4%, 20% below the national average. LINZ is now working with Auckland firms to help them overcome any barriers they have to *e-dealing*.

e-survey usage is also tracking well in the lead-up to the 1 September milestone when all survey transactions are required to be lodged electronically. The highest *e-survey* usage was recorded in February with 65.8% (an increase of 4.1 percentage points from January). Once again the leading region was Christchurch on 87.6%, with Dunedin not far behind on 82.1%.



GET POSTING ON LINZ'S *E-SURVEY* WEB FORUM

With 60 surveyors registered, LINZ's *e-survey* web forum – a channel for the survey community to share ideas and information – is proving popular.

Surveyors can post questions, comments and discussion threads in the forum under specific *e-survey* topic areas.

To date, surveyors registered on the forum have made 55 postings. Plan generation is the leading topic with 25 postings.

LINZ aims to moderate the forum daily and post responses to surveyors' comments within two working days. Questions requiring a detailed response from a LINZ specialist, however, may take longer (and may also be responded to directly, by email).

Surveyors can join the *e-survey* web forum and get posting through the Landonline website: www.landonline.govt.nz. Registration on the site is simple, requiring only a user name, your full name, organisation, email address and password.

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GOODBYE PAPER PLANS, HELLO SCREENS: LANDONLINE'S *TA E-CERTIFICATION* FOR COUNCILS

Landonline's Territorial Authority (TA) e-certification process allows councils to certify cadastral survey plans online and is an integral part of the cadastral survey process.

Surveyors lodge their plans electronically through Landonline and councils can then go online to sign the relevant Resource Management Act (RMA) certificates on those plans. This completes the end-to-end electronic process and provides significant time savings for both councils and surveyors.

Landonline allows council staff – often within the planning or subdivision department – to sign RMA certificates online prior to lodgement or deposit of the survey plan into the land titles system. *TA e-certification* streamlines survey approval.

E-DAY: MOVING TO 100% ELECTRONIC LODGEMENT

In line with e-Government initiatives, the Government announced in February 2006 that all survey and land title transactions in New Zealand will be lodged electronically from July 2008. Paper or manual systems are being gradually phased out. The key date for the survey community is 1 September 2007, from which time all cadastral survey plans must be lodged electronically.

It is not mandatory for councils to certify plans through Landonline, but doing so offers obvious benefits to both councils and surveyors. Councils are being encouraged to take up *e-certification* in parallel with *e-survey* uptake by survey firms.



BENEFITS OF TA E-CERTIFICATION FOR COUNCILS

- time and cost savings with quicker lodgement of documents and surveys
- confidence in the quality, consistency and accuracy of data
- ease of use
- easier access to records
- real-time updating of survey and land title records
- simpler survey plan lodgement
- less re-work and better service to customers
- better security
- a streamlined electronic survey process for surveyors and councils.

Landonline can also deliver an ‘xml’ file of the survey plan to some councils, which can be inserted directly into their GIS systems using the appropriate GIS schema software.

GETTING SET UP IN LANDONLINE

Councils now using *TA e-certification* have shared their Landonline set-up experiences with LINZ. These councils found that four main aspects need to be considered:

1. **Making the decision:** Most took up *TA e-certification* to provide a better service to their customers. They found that an enthusiastic inhouse ‘champion’ is invaluable to help the council through the process, from initial decision

through to implementation. Decisions about plan signing delegations and who will be using the application may have to be made.

2. **Document management:** The way documentation is recorded once it has been certified varies between councils, and the best way to manage survey plan images post e-certification needs to be thought through.
3. **IT environment and security:** Most councils had no problem downloading Landonline software as they involved inhouse IT staff in the early stages. Digital certificates are the key to Landonline’s security and all users must have one. This part of the process needs to be managed carefully, as digital certificates cannot be shared.
4. **Business processes:** Change management requirements vary from council to council and may depend on an authority’s size. Adoption of *TA e-certification* has prompted some councils to review their certification processes, resulting in considerable efficiency gains. Most of the councils consulted had few issues when changing their processes and these mainly related to administration.

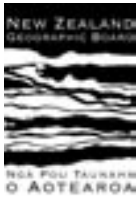
HOW DO COUNCILS SIGN UP TO TA E-CERTIFICATION?

To find out more about Landonline *TA e-certification*:

- email your contact details to info@linz.govt.nz, or
- call 0800 665 463 (select option 1, then option 1), and LINZ’s Customer Support staff will help get you started.

NEW MEMBERS APPOINTED TO GEOGRAPHIC BOARD

Land Information Minister David Parker has announced the appointment of four new members to the New Zealand Geographic Board Ngā Pou Tauhanga o Aotearoa.



David Barnes of Dunedin, **Kay Booth** of Christchurch, **Apirana Mahuika** of Ruatoria and **Michael Roche** of Palmerston North will join reappointed members **Sylvia Allan** of Wellington, **Sir Tipene O'Regan** of Christchurch and **Wharehuia Milroy** of Hamilton.

and Apirana Mahuika. The Minister for Land Information recommended Sylvia Allan and Kay Booth. Once the Governor-General appoints members, details are published in *The New Zealand Gazette*. The term of appointment is three years, which commenced on 1 February 2007.

Land Information New Zealand's Surveyor-General, Don Grant, chairs the Board. The department holds archival and historical reference records to enable the Board to research and investigate place names. LINZ also provides administrative support by way of a Secretary to the Board.

"The Board generally meets twice a year," explains Board Secretary, Wendy Shaw. "In between meetings, teleconferences may be required for urgent consideration of place names, usually relating to Treaty Settlements or Antarctic naming."

Submissions for place names must meet certain criteria (see Frameworks document at www.linz.govt.nz/docs/placenames/nz-geographicbd/frameworksfinalv1.0-100304.pdf), and submitters are encouraged to consult with those likely to be affected by a new or altered place name proposal.

8

Place names are important for emergency services, local authorities and central government, and of course are also widely used by communities, businesses and travellers. Under the New Zealand Geographic Board Act 1946, the Board is responsible for assigning and altering official place names. The Board has specific functions including encouraging the use of original Māori place names and examining cases of doubtful spelling.

The Board assigns place names for towns, villages, railway stations and natural features such as mountains, lakes, rivers and harbours. Its role includes place naming in Antarctica's Ross Dependency. It does not name streets or roads, however – these are named by local authorities. National parks and reserves are named by the Department of Conservation.

Nominations for Board membership may be made to the Minister for Land Information, who then makes recommendations to the Governor-General. Sir Tipene O'Regan was nominated by Te Rūnanga of Ngāi Tahu, David Barnes was nominated by the Federated Mountain Clubs of New Zealand and Michael Roche was nominated by the New Zealand Geographical Society. The Māori Affairs Minister recommended Wharehuia Milroy

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