

Crown Pastoral Land Tenure Review

**Lease name : HUNTER VALLEY
STATION**

Lease number : PO 179

Due Diligence Report (including Status Report) - Part 12

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

April 09

Report 3 of 3

Closed Road Hunter Valley

To + and - Areas.
0.1300
3.0351
1.8211
2.4281
7.4143-

area estimated CR
adjoining Sec 4 Block I
Mid Hawea SD
7a-2r-00p CR Blk I Mid
Wanaka SD adjoining Run
803
4a-2r-00p CR Blk I Mid
Hawea SD adjoining Sec's
3 & 5 Blk I Mid Hawea SD
6a-0r-00p CR Blk I Mid
Wanaka SD

245462

395835 Gazette Notice declaring parts
closed road (5 acres 32 perches) to be
set apart for road from and after the
20th day of November 1972 - 29.11.1972 at
1.49 pm.

A.L.R.

Proclamation

PARTICULARS ENTERED IN THE REGISTER-BOOK
VOL. See Folio Page 207 and
Proclamation 237629
THE - 8 MAY 1962



M. May
Assistant Land Registrar

Written addressed to
24-5-62

M.L.R.

~~1964 Gazette Notice setting apart
Section 2 Block XV Lower Hawke District
Section 2 Block XIV Mid Hawke District
and Section 1 Block VI Mid Hawke
District for the development of water
power (Rokburgh power scheme: Lake Hawke
control) from and after the 20th
January 1964 - 27.1.1964 at 1.51 pm~~

~~Errata marked. M.L.R.~~

362194 Gazette Notice setting
apart for road parts of
within land (total 5 acres 3 roods
37 perches) from and after
19/10/1970 entered 27-10-1970
at 2.28 p.m.

M.L.R.

615217 Gazette Notice declaring part
Closed Road (1120m², 700m², 120m², 1716m², 2385m²) to be road and
vested in the Crown and further
declaring part Closed Road (3570m²)
to be taken pursuant to section
119 (1) Public Works Act 1981 and
shall vest in the Crown - 24.5.1984
at 10.14am

[Signature]
A.L.R.

Part of closed road herein is now
known as Section 1 SO Plan
23809 (15.23ha) - 13.8.1992
at 9.02am

See new Appellation E11912

[Signature]
A.L.R.

848952 Gazette Notice declaring part
of the withinkind being Section 1
SO Plan 23809 (15.23ha) to be Crown
land subject to the Land Act 1948
- 16.2.1994 at 9.56am

[Signature]
A.L.R.

SEARCHED - INDEXED
Proc
Mow
9.30
11.1

245462

Extract from N.Z. Gazette, 22 March 1962, No. 19, page 463

Crown Land Set Apart for the Development of Water Power (Rusburgh Power Scheme: Lake Hawea Control) in Lower Hawea, Mid Hawea, Mid Wanaka, and McKerrrow Survey Districts

COBHAM, Governor-General
A PROCLAMATION

PURSUANT to the Public Works Act 1928, I, Charles John, Viscount Cobham, the Governor-General of New Zealand, hereby proclaim and declare that the Crown land described in the Schedule hereto is hereby set apart for the development of water power in the Rusburgh Power Scheme: Lake Hawea Control; and I also declare that this Proclamation shall take effect on and after the 26th day of March 1962.

SCHEDULE

Otago Land District

All those pieces of land situated in Otago R.D. described as follows:

- A. R. P. Adjoining or passing through
- 4 0 24
- 1 0 15
- 0 1 32
- 2 3 16
- 13 2 0
- 4 0 0
- 1 3 8
- 36 0 0
- 42 0 0
- 6 2 0
- 1 3 32
- 1 0 32
- 37 0 0
- 43 0 0
- 38 1 0
- 0 0 32
- 0 2 0
- 0 2 16
- 7 3 32
- 1 0 0
- 2 3 24
- 13 2 32
- 3 0 32
- 15 0 0
- 2 3 16
- 6 1 8
- 6 0 0
- 4 2 0

For Reference see Proc 237629

Ⓢ

E

N/S Plans filed in Proc. 230822

487 0 0 Part Section 332, McKerrrow Survey District; coloured orange on plan P.W.D. 156579. (S.O. 12466.)

As the same are more particularly delineated on the plans marked as above mentioned and deposited in the office of the Minister of Works at Wellington, and thereon coloured as above mentioned.

Given under the hand of His Excellency the Governor-General, and issued under the Seal of New Zealand, this 5th day of March 1962.

W. S. GOOSMAN, Minister of Works.
God Save the Queen!
P.W. 92/12/49/6; D.O. 92/12-47/6
R. E. Green, Government Printer, Wellington, New Zealand.

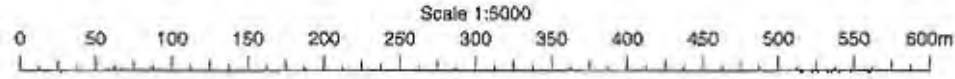
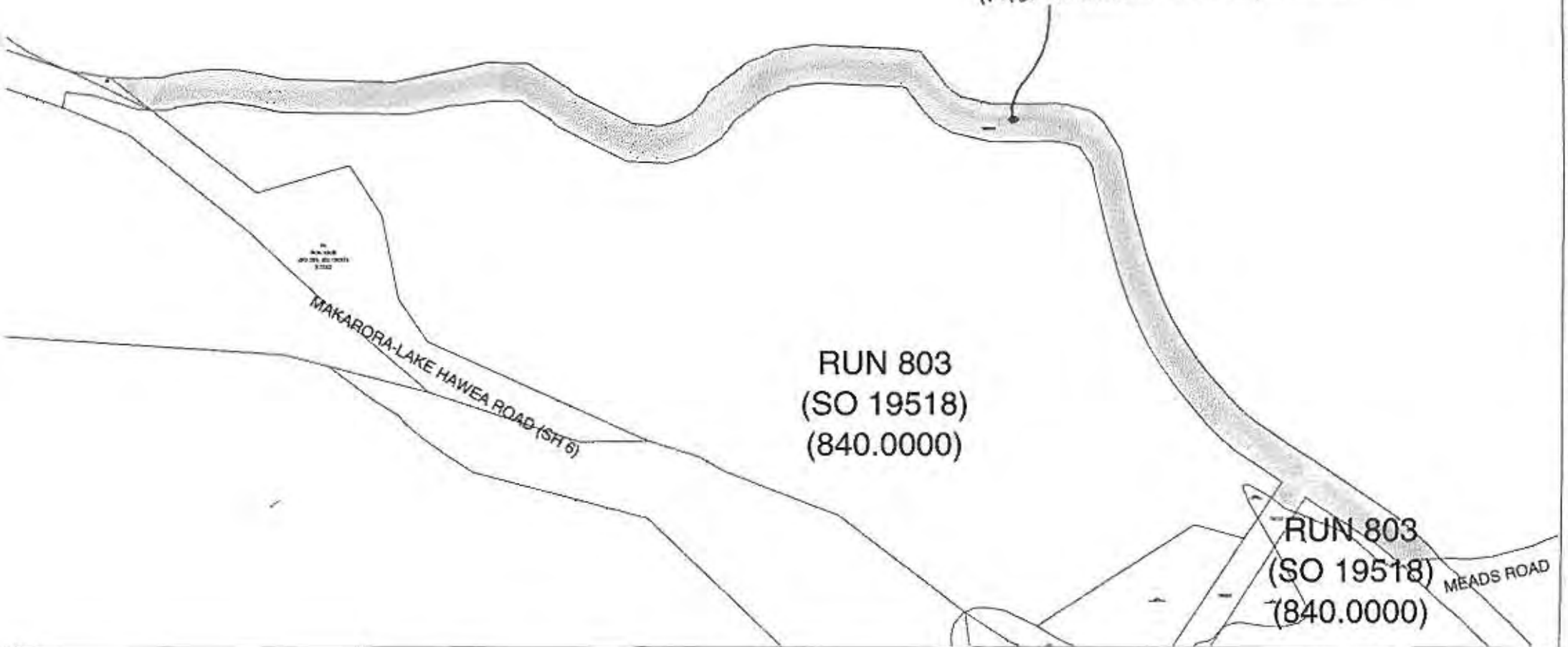
Development of Center
Power by Gaz 1962 p 463

Report 3 of 3

SO 12464

7a 2r 00p

Closed Road
Block 1
Mid Waimaka Survey District



Survey and Title Data as at 06-JUL-02, Valuation and Sales Data as at 02-JUL-02 and Geodetic Mark data as at 06-JUL-02. For additional mark data visit www.linz.govt.nz. Cadastral Information from LINZ Core Record System (CRS). CROWN COPYRIGHT

RELEASED UNDER THE OFFICIAL INFORMATION ACT

Report 3 of 3

So 2464

Part of Area 79 3 r 32p on
So 12464

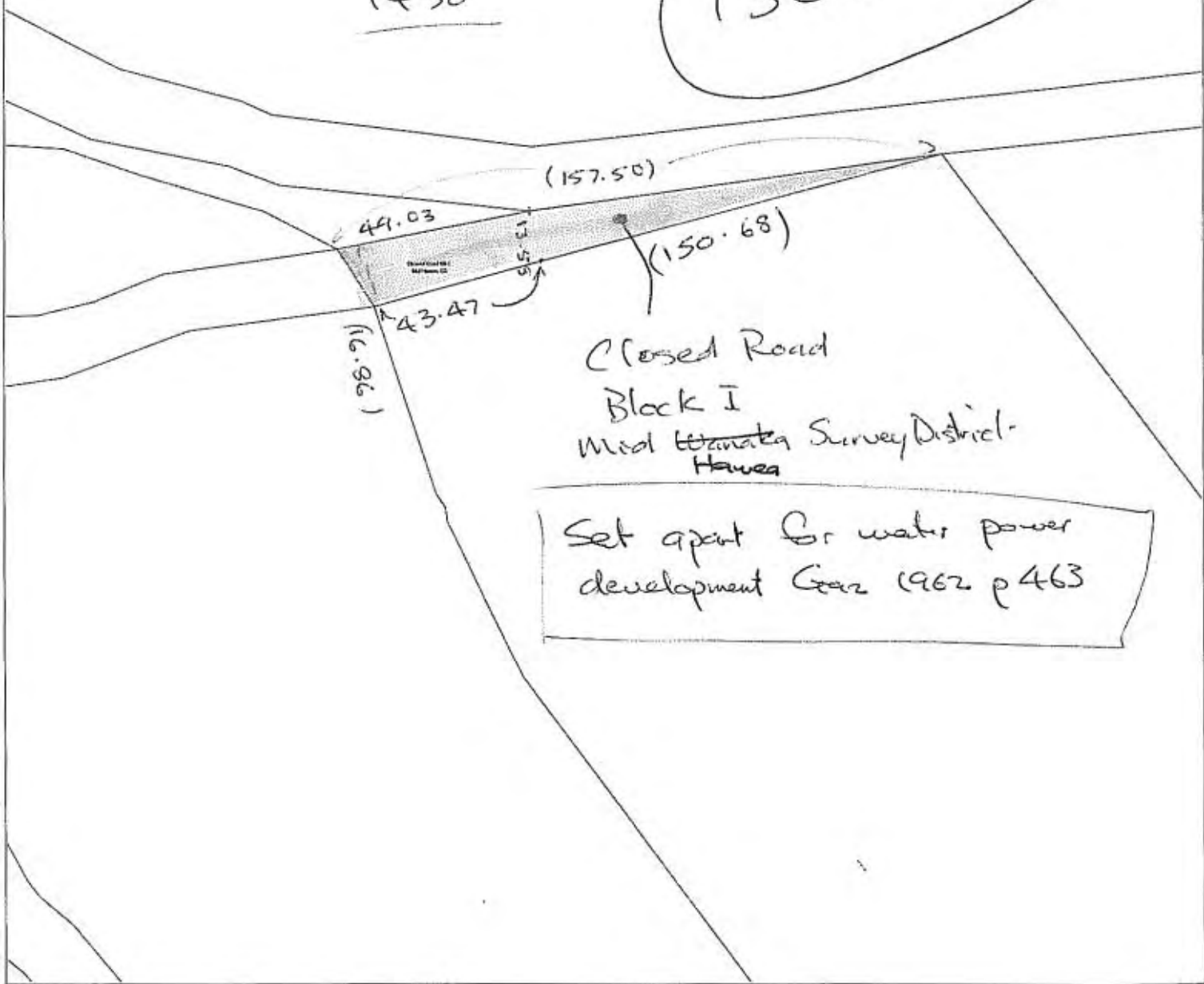
Calc.

1270 m²

727
703

1430

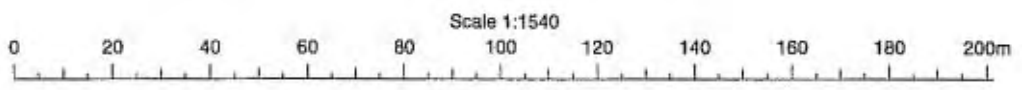
1300 m²



Closed Road

Block I
Med Hamata Survey District -
Hawera

Set apart for water power
development Gaz 1962 p463



Report 3 of 3

La 2r 00p

Closed Road
Block I
Mid ~~block~~ Survey
Hawea District.

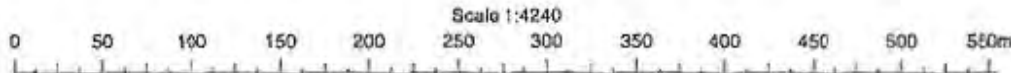
Sec 5 Blk I
Mid Hawea SURVEY DISTRICT
(SO 21105)
(895.0000)

Sec 3 Blk I
Mid Hawea SURVEY DISTRICT
(SO 21104)
(368.0000)

Sec 3 Blk I
Mid Hawea SURVEY DISTRICT
(SO 21104)
(368.0000)

Sec 3 Blk I
Mid Hawea SURVEY DISTRICT
(SO 21104)
(368.0000)

Pt
RUN 338A
(SO 262, SO 124)
74.4622



Report 3 of 3

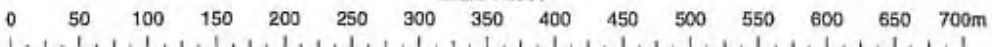
6a-01-002

Closed Road
Block I
Mid ~~Wairarapa~~ Survey District
Hawea

HUNTER-VALLEY STATION ROAD

Sec 5 Blk I
Mid Hawea SURVEY DISTRICT
(SO 21105)
(895.0000)

Scale 1:5500



237629

P. Circulars entered in the Registrar's Index
Vol 355 ... 356/19 ... 206, 152, 236, 75, 40, 225
62 335/57 337/54 339/53 ... 21082 1 to 230822 ...
Sutton Index 440



7 SEP 1961
W. Stanbury
District Land Registrar

Works Notice

245462 Proclamation proclaiming and
declaring the within land to be set apart
for the Development of Water Power
(Roxburgh Power Scheme: Lake Hauera
Control) on and after 26 March 1962
Registered 8.5.1962 at 9.30 a.m. A.L.R.
A.L.R.

9.105
Rec. ...
M. S. L. ...
7 - SEP 1961
H. G. ...
N. L. ...
83.

L. & S.-N. 17: Card 1 of : Land District: OTAGO SO Plan No. 12465

Part Sec. Rd.	Lot. Stm.	Letter Colour	Area			Gazette Reference	Document Number	Description of Action	Remarks
			A	R	P				
Upper Hawea Survey District									
CL	Pink	7	0	00	1960 p 750	230822	Set apart for dev. of water power	(3)	
do	do	1	2	00	do	do	do	(3)	
do	do	6	0	00	do	do	do	(3)	
do	do	9	0	00	do	do	do	(3)	
do	do	28	0	00	do	do	do	(3)	
do	do	0	2	00	do	do	do	(3)	
do	do	24	2	00	do	do	do	(3)	
PT Run 430A	Sepia	121	0	00	do	do	do	(3)	

L. & S.-N. 17: Card 2 of : Land District: OTAGO SO Plan No. 12465

Part Sec. Rd.	Lot. Stm.	Letter Colour	Area			Gazette Reference	Document Number	Description of Action	Remarks
			A	R	P				
Mid Hawea Survey District									
PT Run 335 B	Orange	306	0	00	1960 p 750	230822	Set apart for dev of water power	(3)	
Sec 1 Blk III	do	88	0	00	do	do	do	(3)	
CL	Pink	42	0	00	do	do	do	(3)	
PT Run 338 A	Orange	67	0	00	do	do	do	(3)	
do	do	184	0	00	do	do	do	(3)	
do	do	1	2	00	do	do	do	(3)	
Adj Run 338 A	Green	13	2	32	1961 p 732	237629	Road Closed	(1) (3)	
Adj Sec 1 Blk III	do	2	0	32	do	do	do	(1) (3)	
Adj Run 338 A	do	15	0	00	do	do	do	(1) (3)	
do	do	2	3	16	do	do	do	(1) (3)	
do	do	6	1	08	do	do	do	(1) (3)	

L. & S.-N. 17: Card 3 of :Land District: OTAGO SO Plan No. 12465

Part Sec. Rd.	Lot. Strm.	Letter Colour	Area			Gazette Reference	Document Number	Description of Action	Remarks
			A	R	P				
<u>Mid Hawea Survey District</u>									
Adj Run 33B		Green	6	0	00	1961 p 732	237629	Road Closed	(1)
do		do	4	2	00	do	do	do	(1)
P ^T Rec Res		Pink	6	1	08	1964 p 14	267479	Set apart for dev of water power	(3)
do		do	4	0	00	do	do	do	(4)
do		do	1	0	00	do	do	do	(3)
do		do	160	0	00	do	do	do	(3)
P ^T Silver Island		do	37	0	00	do	do	do	(3)
Bal Silver Island						1983 p 403	591212	Appointment to control and manage revoked (for earlier gazette details see S.O.11552)	(2)

L. & S.-N. 17: Card 4 of :Land District: OTAGO SO Plan No. 12465

Part Sec. Rd.	Lot. Strm.	Letter Colour	Area			Gazette Reference	Document Number	Description of Action	Remarks
			A	R	P				
<u>Mid Hawea & Upper Hawea Survey Districts</u>									
CL		Pink	42	0	00	1960 p 750	230822	Set apart for dev of water power	(3)
P ^T Run 433		Sepia	804	0	00	do	do	do	(3)
<u>Subsequent Actions</u>									
(1)						1962 p 463	245462	Set apart for dev of water power	
(2)			20	0				Now Sec 1 Blk VII See SO 20940	
(3)						2000 p 2669	5008483.1	Declared Crown land.	
(4)								Part now road (SO 16522), for balance see SO 24530.	

So 124/5



Landonline
survey and title service



View Statutory Action

Parcel Closed Road Block 1 Mid Hawea Survey District
Current Purpose Development of Water Power

Parcel Status Current

Statutory Action	Type	Recorded	Action	Status
New Zealand Gazette 1962 p 463	Gazette Notice	31/03/2000	Create	Current

Statute
Purpose Development of Water Power
Name
Comments

*** End of Report ***

DOSLI D Card 1 of : Land District: **OTAGO** SO Plan No. **12464**

Part Sec. Lot. Rd. Stm.	Letter Colour	Area			Gazette Reference	Document Number	Description of Action	Remarks
		A	R	P				
<u>Mid Hawea S.D.</u>								
Pt Run 580	Blu	33	0	00	1960 p 537	230821	Leasehold estate taken for water power development.	(1)9
"	Blu	0	2	00	" "	"	" " " "	(1)9
Pt Run 579	Blu	117	0	00	" "	"	" " " "	(1)6
<u>Mid Hawea & Mid Wanaka S.D.'s</u>								
Pt Run 579	Blu	24	0	00	1960 p 537	230821	Leasehold estate taken for water power development.	(1)4
<u>Mid Wanaka S.D.</u>								
Pt Run 579	Blu	0	0	11	1960 p 537	230821	Leasehold estate taken for water power development.	(1)9
"	Blu	67	0	00	" "	"	" " " "	(1)9
Pt Run 430 B	Sep.	0	3	00	" "	"	Interest in land taken for water power development.	(1)9

18738E-10,000 ods/R/90MK

* Pto for continuation

DOSLI D20 Card of : Land District: Plan No.

Part Sec. Lot. Rd. Stm.	Letter Colour	Area			Gazette Reference	Document Number	Description of Action	Remarks
		A	R	P				
<u>Mid Wanaka S.D. (Cont'd)</u>								
Pt Run 430 B	Sep	0	0	24	1960 p 537	230821	Interest in land taken for water power development.	(1)9
"	Sep	20	0	00	" "	"	" " " "	(1)9
"	Sep	15	0	00	" "	"	" " " "	(1)9
Pt Maori Reserve	Ora	25	0	00	1962 p 31	291178	Taken for water power development.	(3)
Pt Run 338 A	Ora	26	0	00	1960 p 750	230822	Set apart for water power development.	(9)
<u>Mid Hawea S.D.</u>								
Pt Run 335 B	Ora	177	0	00	1960 p 750	230822	Set apart for water power development.	(9)
Pt Run 338 A	Ora	2	0	00	" "	"	" " " "	(9)

18738E-10,000 ods/R/90MK

* Pto for Side 1. of Card 1

DOSLI D20 Card 2 of : Land District: OTAGO SO Plan No. 12464

Part Sec. Lot. Rd. Strm.	Letter Colour	Area			Gazette Reference	Document Number	Description of Action	Remarks
		A	R	P				
<u>Mid Hawea S.D. (Cont'd)</u>								
Pt Run 338A	Ora	39	0	00	1960 p. 750	230822	Set apart for water power development.	(9)
"	Ora	40	0	00	" "	"	" " "	(9)
"	Ora	0	2	00	" "	"	" " "	(9)
"	Ora	0	0	30	" "	"	" " "	(9)
"	Ora	0	0	20	" "	"	" " "	(9)
Crown Land	Pink	42	0	00	" "	"	" " "	(9)
"	Pink	0	0	09	" "	"	" " "	(9)
"	Pink	13	1	32	" "	"	" " "	(9)
"	Pink	33	1	00	" "	"	" " "	(9)

18735E-10,000 cdy/B/DOMK

*Pto for continuation

DOSLI D20 Card of : Land District: Plan No.

Part Sec. Lot. Rd. Strm.	Letter Colour	Area			Gazette Reference	Document Number	Description of Action	Remarks
		A	R	P				
<u>Mid Wanaka S.D.</u>								
Crown Land	Pink	9	3	16	1960 p 750	230822	Set apart for water power development.	(9)
Sec 1 Blk III	Pink	5	3	38	1964 p 14	267479	" " "	(9)
Now Blk I		<u>Mid Hawea S.D.</u>						
Road, adj Runs 579, 580	Gre	37	0	00	1961 p 732	237629	Road closed	(2)(9)
Road, adj Run 579	Gre	43	0	00	" "	"	" "	(2)(10)
<u>Mid Hawea & Mid Wanaka S.D.'s</u>								
Road, adj C.L. Runs 579 etc.	Gre	38	1	00	1961 p 732	237629	Road closed	(2)(5)
<u>Mid Wanaka S.D.</u>								
Road, adj Run 430B	Gre	0	0	32	1961 p 732	237629	Road closed	(2)(9)
"	Gre	7	2	00	" "	"	" "	(2)

18735E-10,000 cdy/B/DOMK

*Pto for Side 1 of Card 2

DOSLI D20 Card 3 of : Land District: OTAGO S O Plan No. 12464

Part Sec. Lot. Rd. Stm.	Letter Colour	Area			Gazette Reference	Document Number	Description of Action	Remarks
		A	R	P				
<u>Mid Wanaka S.D. (Cont. from Card 2)</u>								
Road, adj Run 430B	Gre	0	2	00	1961 p 732	237629	Road closed.	(2)
Road, adj Run 430B etc.	Gre	0	1	16	" "	" "	" "	(2) (9)
<u>Mid Hawea S.D.</u>								
Road, adj Run 338A	Gre	7	3	32	1961 p 732	237629	Road closed.	(2) (7)
Road, adj, Run 338A, Rec Res	Gre	2	0	00	" "	" "	" "	(2) (9)
Road, adj Rec Res	Gre	2	3	24	" "	" "	" "	(2) (9)
Pt Rec Res	Pink	35	0	00	1964 p. 14	267479	Set apart for water power development	(9)
" "	Pink	6	3	00	" "	" "	" "	(8)

18736E-10,000 cad/B/90MK

* Pto for continuation

DOSLI D20 Card of : Land District: Plan No.

Part Sec. Lot. Rd. Stm.	Letter Colour	Area			Gazette Reference	Document Number	Description of Action	Remarks
		A	R	P				
<u>Mid Hawea & Mid Wanaka S.D.'s</u>								
Pt Run 338A	Orn	2	13	00	1960 p 750	230822	Set apart for water power development.	(9)
<u>Subsequent Actions</u>								
(1)					1960 p. 750	230822	Set apart for water power development.	
(2)					1962 p 463	245462	" " " "	
(3)							Part's now road, see SO's 1903B, 23006; See SO 24531 (Parcel A) for balance.	

18736E-10,000 cad/B/90MK

* Pto for Side 1 of Card 3

SC 12464



View Statutory Action

Parcel Closed Road Mid Wanaka Survey District
Current Purpose Development of Water Power

Parcel Status Current

Statutory Action	Type	Recorded	Action	Status
New Zealand Gazette 1962 p 463	Gazette Notice	31/03/2000	Create	Current

Statute Purpose Development of Water Power
Name
Comments

*** End of Report ***

✓

SO 12464



View Statutory Action

Parcel Closed Road Block 1 Mid Wanaka Survey District
Current Purpose Development of Water Power

Parcel Status Current

Statutory Action	Type	Recorded	Action	Status
New Zealand Gazette 1962 p 463	Gazette Notice	31/03/2000	Create	Current

Statute
Purpose Development of Water Power
Name
Comments

*** End of Report ***



SO 12464



View Statutory Action

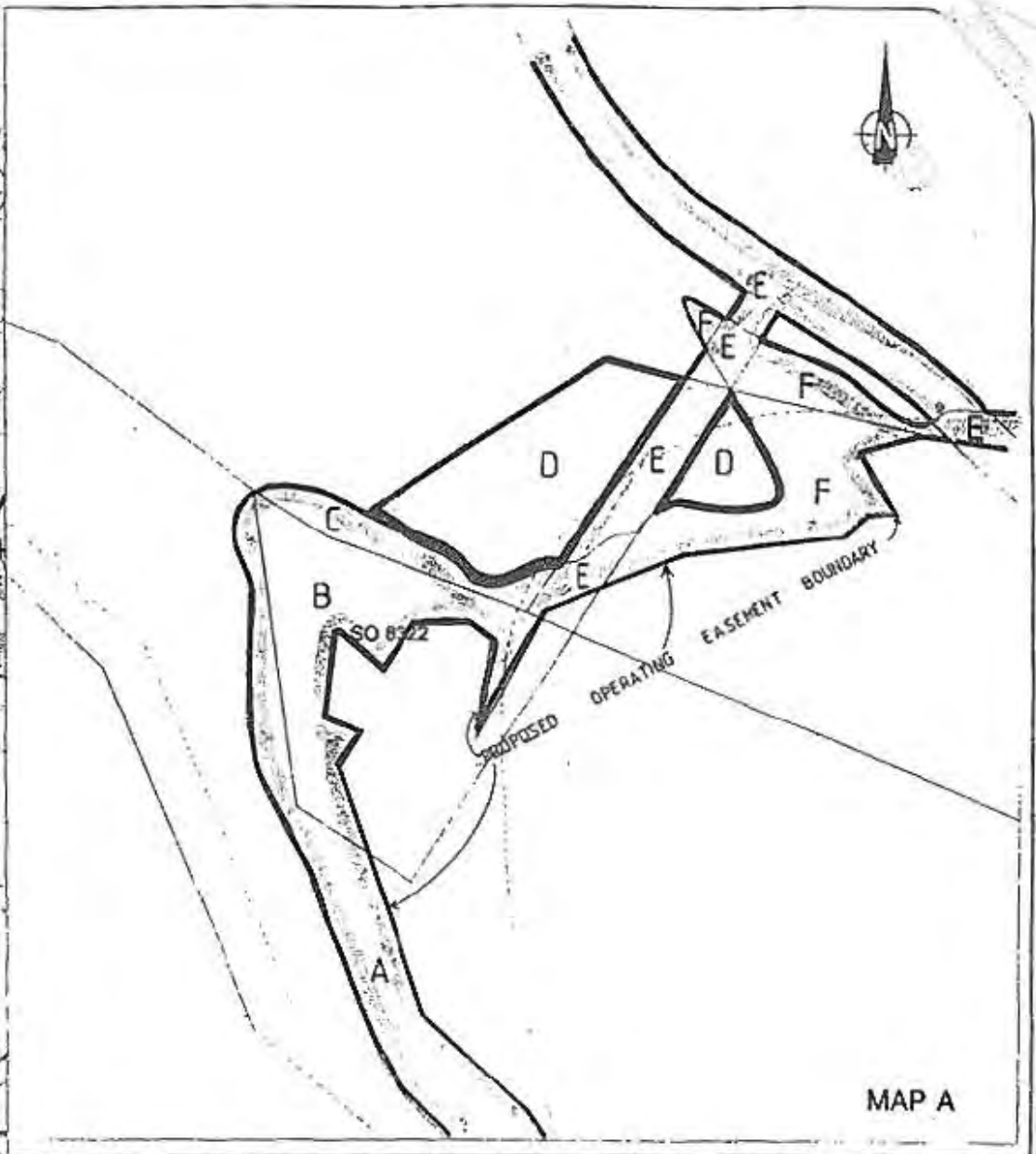
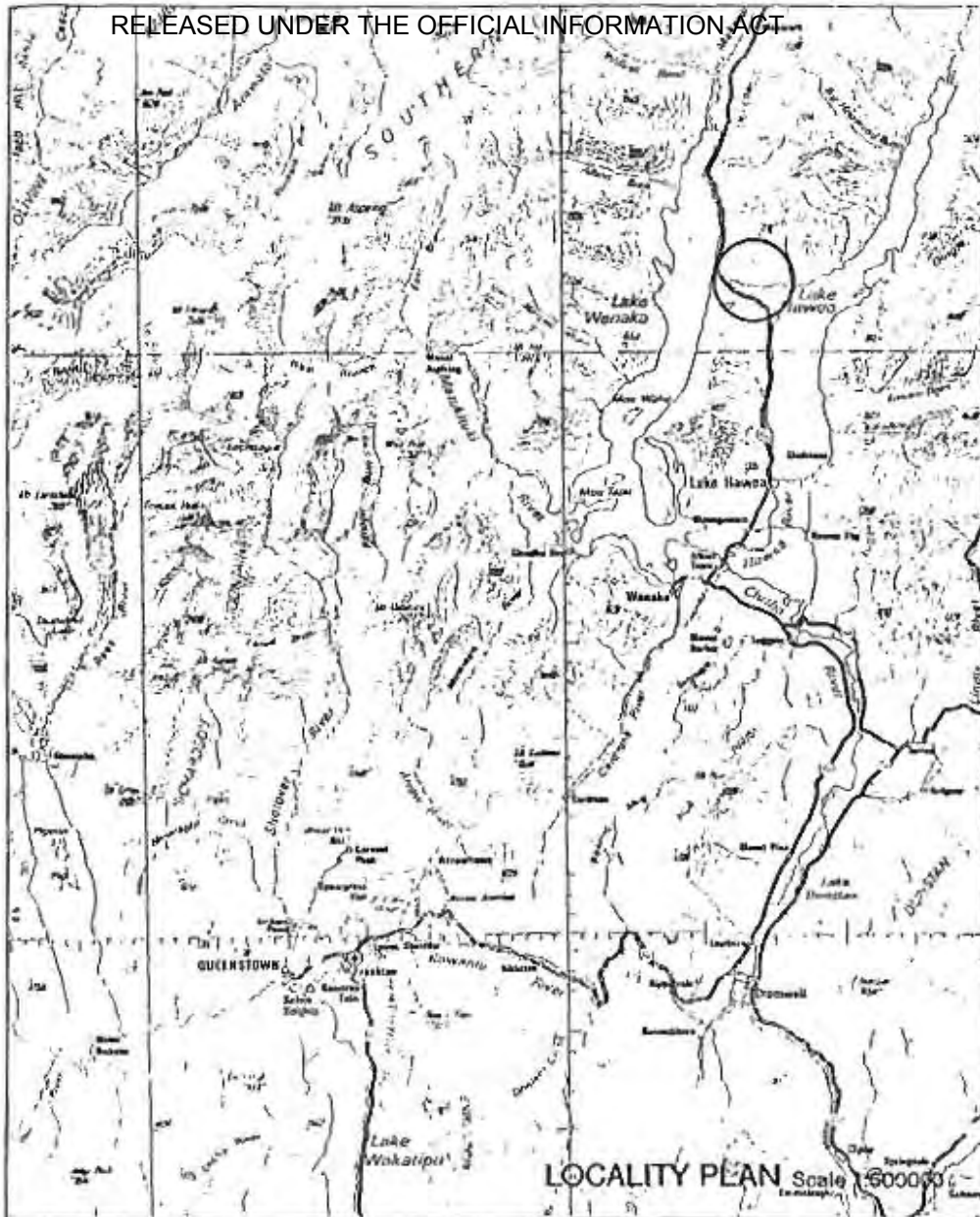
Parcel Closed Road Block 1 Mid Hawea Survey District
Current Purpose Development of Water Power

Parcel Status Current

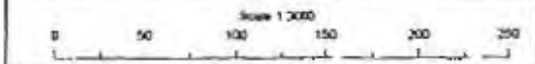
Statutory Action	Type	Recorded	Action	Status
New Zealand Gazette 1962 p 463	Gazette Notice	31/03/2000	Create	Current

Statute
Purpose Development of Water Power
Name
Comments

*** End of Report ***



RELEASED UNDER THE OFFICIAL INFORMATION ACT



Otago Land District
 Territorial Authority: Queenstown Lakes Dist.

Terralink NZ Ltd
 Survey Services
 Dunedin

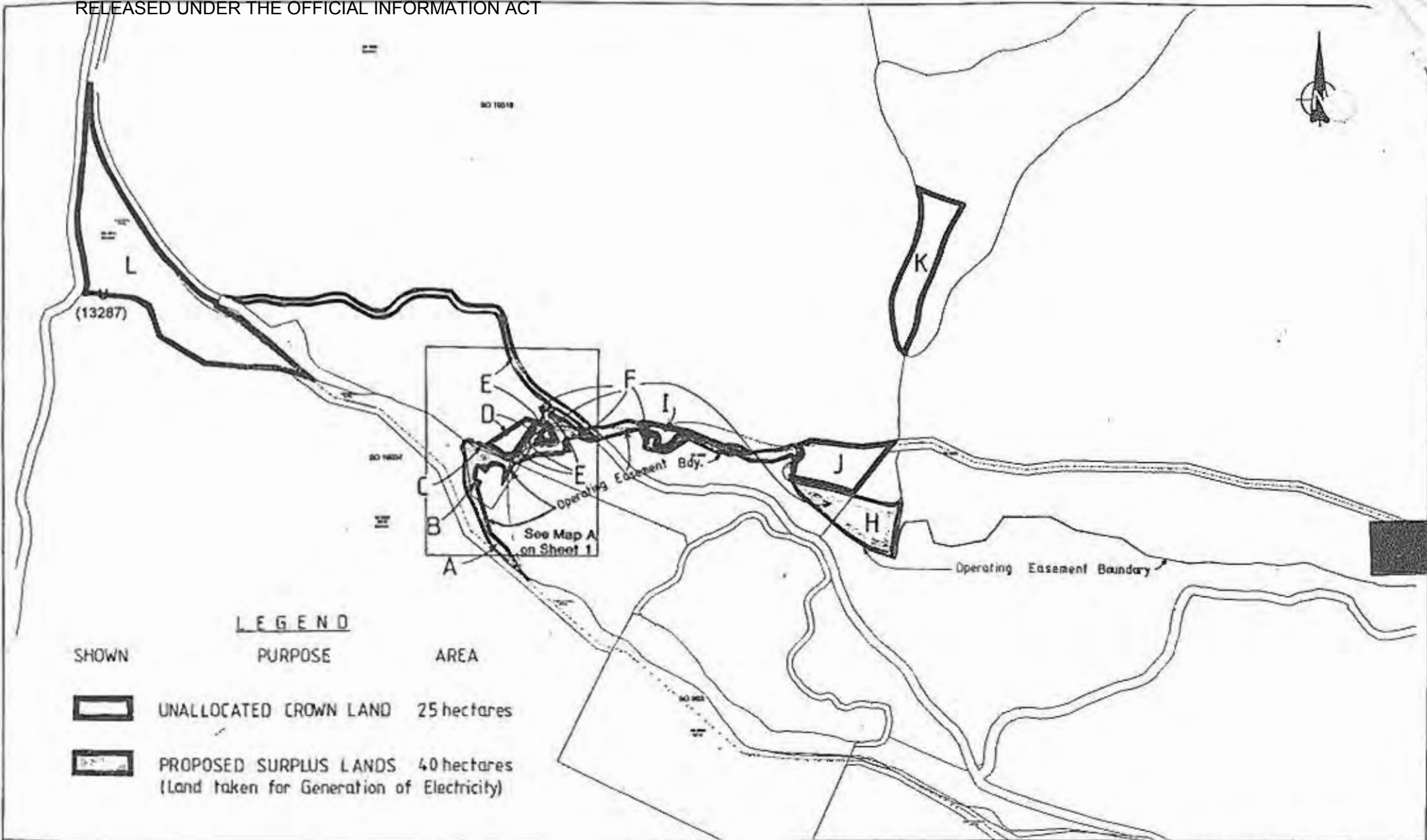


Remaining Lake Side Sites



Areas referred to in the Deed of Settlement for the
 Ngai Tahu Claim

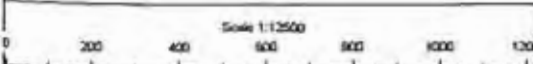
Approved as to boundaries:
[Signature] 24/11/97
 for Te Runanga o Ngai Tahu
[Signature] 21/11/97
 on behalf of the Crown

A 508



LEGEND

SHOWN	PURPOSE	AREA
	UNALLOCATED CROWN LAND	25 hectares
	PROPOSED SURPLUS LANDS (Land taken for Generation of Electricity)	40 hectares



Otago Land District
 Territorial Authority: Queenstown Lakes Dist.
Terralink NZ Ltd
 Survey Services
 Dunedin



Remaining Lake Side Sites

Areas referred to in the Deed of Settlement for the
 Ngai Tahu Claim

Approved as to boundaries:
[Signature] 21/11/97
 for Te Runanga o Ngai Tahu
[Signature] 21/11/97
 on behalf of the Crown

SO 24677 A 508
 00 01077 SHEET 2 OF 2

r Everest

770 650

896

DUNEDIN


16 November 1982

District Manager
New Zealand Electricity Department
Ministry of Energy
Box 974
DUNEDIN

HUNTER VALLEY STATION

... I enclose a copy of a survey office plan No. 19548 showing a closed road running through Hunter Valley Station - Run 803, which was taken for water power development. The portions of this closed road marked on a copy of the plan in blue we feel should be declared Crown land and incorporated into Hunter Valley Pastoral Lease. To me this seems logical and in fact the incorporation of the water power land would make a readily identifiable boundary.

Would you please have a look at this matter and let me know as soon as convenient, if it is really necessary for you to retain land such as this for water power development purposes particularly when the specific areas are well above the full lake water level of Lake Hawea.

 16/11

R N Everest
for Commissioner of Crown Lands

enc

P. 179

① SO 19518 shows a closed road running through Rem 803 (which was recently incorporated into P. 179) was taken for Water Power Development. The portion above the road was colored blue on attached copy should be declared CL and incorporated into the pastoral lease. It would also seem logical ^{to} add the waterpower land above the road into the lease making a readily identifiable boundary.

Please obtain plans and size with NZE.

② Also check status of Part Rem 579 colored yellow - is it still in Burdon's lease now it has been subdivided? It should be added to P 179 if ^{it is,} as I am led to believe, proceed in with it - please check this also.

J.R. Gleason
a/c

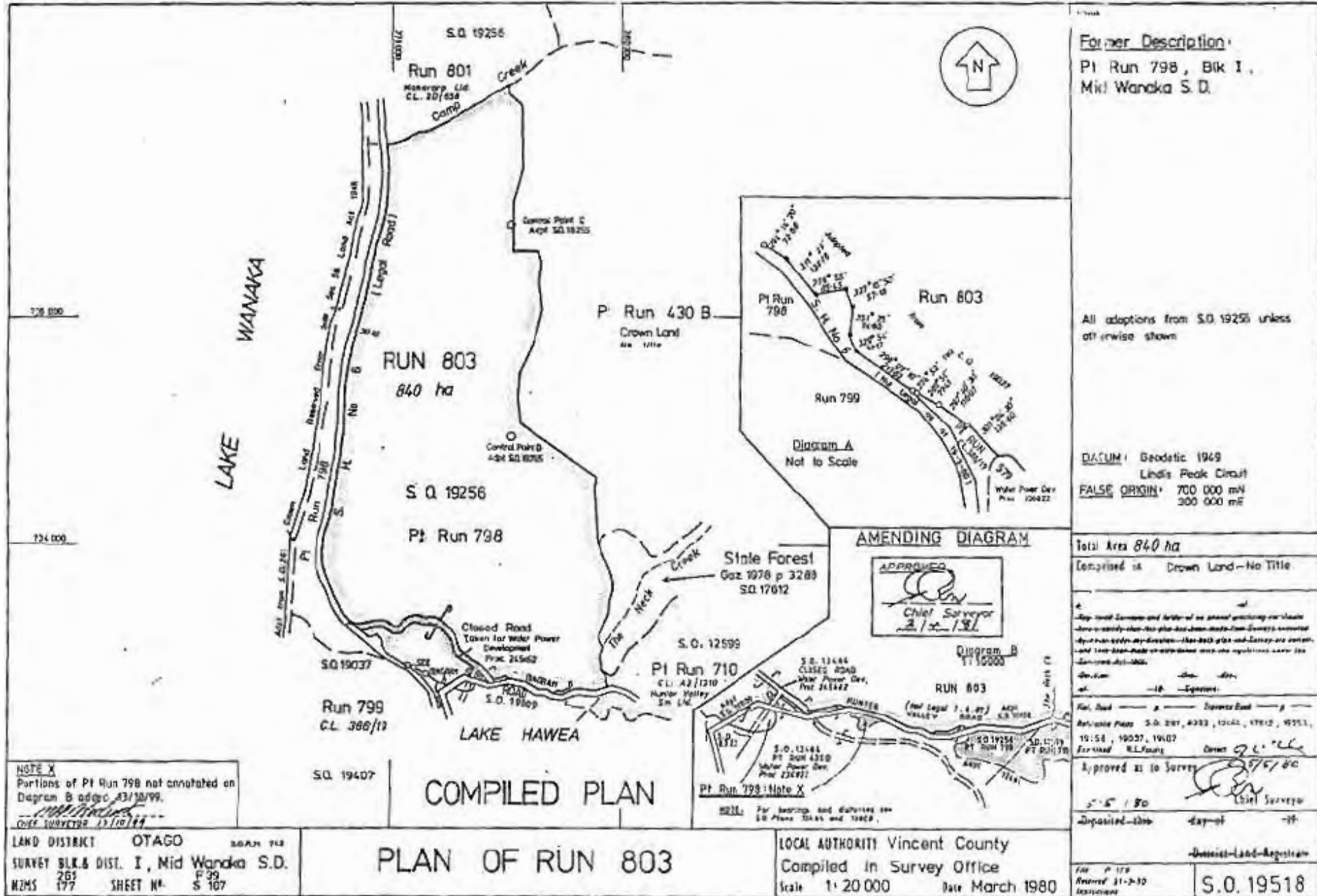
15 OCT 1962

AKOL

(2) Part Rem 579 colored yellow is still legally part of J.R. Burdon's P 136 but is to be taken for reserve see SO 14037 on file.

(1) I have discussed with A. Davidson M.A. on 10/11/62 LA who is fully aware of several SO's in the locality but it is unlikely, very unlikely, they will do anything for the next year or so. He will advise my discussion of our ways to get the right but cannot do more than this.

P. 179/180



Former Description:
 P1 Run 798, Bk I,
 Mid Wanaka S.D.

All adaptations from S.O. 19256 unless
 otherwise shown

DIAGRAM: Geodetic 1949
 Lindis Peak Circuit
FALSE ORIGIN: 700 000 mN
 300 000 mE

Total Area 840 ha
 Comprised in Crown Land—No Title

APPROVED
 Chief Surveyor
 2/12/80

Diagram B
 T1 10000

Reference Plans: S.O. 287, 422, 1042, 1782, 1953,
 1954, 19057, 19407
 Extracted R.L. Plans

Approved as to Survey
 2/15/80
 Chief Surveyor

Deposited—this day of 1980

—District Land Registrar

Scale 1:20 000 Date March 1980

LOCAL AUTHORITY Vincent County
 Compiled in Survey Office

S.O. 19518

NOTE X
 Portions of P1 Run 798 not annotated on
 Diagram B as per A3/10/99.

LAND DISTRICT OTAGO SOAM 714
 SURVEY BLK. & DIST. I, Mid Wanaka S.D.
 NZMS 263 F 39
 177 SHEET N° S 107

PLAN OF RUN 803

LOCAL AUTHORITY Vincent County
 Compiled in Survey Office
 Scale 1:20 000 Date March 1980

RELEASED UNDER THE OFFICIAL INFORMATION ACT