

Crown Pastoral Land Tenure Review

Lease name : THE BRANCHES

Lease number : PO 313

Land Status Report

This report relates to research on the status of the land, resulting in a Status Report that is signed off by a LINZ approving officer.

This report is released under the Official Information Act 1982.

July

15

OPUS INTERNATIONAL CONSULTANTS LIMITED

DUNEDIN OFFICE

Project Number 6NLITR.02/256YD



This report has been prepared on the instruction of Land Information New Zealand in terms of Contract No: 50269 dated September 2001 and is undertaken for the purposes of Tenure Review in terms the Crown Pastoral Land Act 1998.

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Land District	Otago
Legal Description	Run 750 situated in Cascade, Forbes, Earnslaw, Skippers Creek and Polnoon Survey Districts, Run 818 situated in Polnoon and Skippers Creek Survey Districts and Section 21 Block XVI Shotover Survey District.
Area	22334.5440 hectares
Status	Crown Land under the Land Act 1948 subject to Pastoral Lease P.313
Instrument of title / lease	OT2C/1158
Encumbrances	Subject to: - <ul style="list-style-type: none"> • 799498.1 Covenant pursuant to Section 22 QE II The Second National Trusts Act 1977. • 799498.2 Covenant pursuant to Section 22 QE II The Second National Trusts Act 1977. • OT9D/923 Mining Permit under Section 81 Crown Minerals Act 1991. • OT5D/214 Prospecting Licence under Crown Minerals Act 1991.
Mineral Ownership	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 the 1848 Kemp Purchase
Statute	Land Act 1948 and Crown Pastoral Land Act 1998

Data Correct as at	4/3/2002
[Certification Attached]	

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

Peer reviewed by G Patrick

4 / 3 /2002

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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 OT2C/1158



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

15 1 3 /2002

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.

- OT5D/214 Prospecting Licence under Crown Minerals Act 1991 is shown as a current interest on the Computer Interest Register. This prospecting licence has expired as evidenced by notification registered as 697365.
- A field inspection may be required to ascertain if streams within this pastoral lease could be subject to Section 24 of the Conservation Act 1987. While the Chief Surveyor was requested to identify Marginal Strip requirements for renewal in 1998 there is no evidence that this was completed. The Crown Land Reserved from Sale created under section 58 of the Land Act 1924 along Shotover River, Shiel Burn, Polnoon Burn and around Lochnagar 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).
- Letter of 9 December 1981 from the Ministry of Works and Development to the Commissioner of Crown Lands concerning Water Level Recorders located on Section 58 Strip adjacent to Run 750 Block IX Polnoon Survey District. Submission Case No. 81/562 approved under the authority of the Land Act 1948 by the Commissioner of Crown Lands consented to water level records remaining on the respective areas of Crown Land until such time as they are no longer required. The Minister of Conservation has granted the Otago Regional

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	<p>Council an easement in gross for a term of 25 years from 30 th October 1998. This easement is over adjoining Crown Land Reserved from sale in Block XI Skippers Creek Survey District that is within the peripheral boundary of this pastoral lease.</p> <ul style="list-style-type: none"> • The Minister of Conservation has issued a cableway easement over Crown Land reserved from sale in Block VIII Skippers Creek Survey District. This easement is for a term of 25 years commencing on the 16th of July 1996. This easement is within the peripheral boundary of this pastoral lease. • The boundary definition of Run 750 at the southernmost point as shown on SO 13845 has been right lined between Mt Aurum and Flood Burn. The Cadastral index SDI shows this boundary as following the 4000-foot contour. The lease diagram and adjoining plans support the boundary of the Run as being right lined.
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Research Data: *Some Items may be not applicable*

SDI Print Obtained	Yes
NZMS 261 Ref	E40 E41 E39 F40 F41
Local Authority	Queenstown Lakes District
Crown Acquisition Map	Kemp Purchase
SO Plan	<p>SO 24380-Plan of land to be set apart for special purposes (adjoining land) [December 1995]</p> <p>SO 23896-Plan of Survey Control [March 1985]</p> <p>SO 23813-Plan of Run 26 & parts Run 27 & 34 and Marginal Strips (adjoining land) [July 1992]</p> <p>SO 23115-Plan of Queenstown-Wanaka Ward definition of Local Government boundaries [June 1989]</p> <p>SO 23112-Plan of Queenstown-Lakes District definition of Local Government boundaries [June 1989]</p> <p>SO 22383-Plan of Mining Application 32/2669 being part Runs 750 & 818 [June 1987]</p> <p>SO 22253- E39 - Plan of allocations to the Department of Conservation pursuant to Section 62 of the Conservation Act 1987. [April 1987]</p> <p>SO 22266- E40 - Plan of allocations to the Department of Conservation pursuant to Section 62 of the Conservation Act 1987. [April 1987]</p> <p>SO 22267- F40 - Plan of allocations to the Department of Conservation pursuant to Section 62 of the Conservation Act 1987. [April 1987]</p> <p>SO 22288- F41 - Plan of allocations to the Department of Conservation pursuant to Section 62 of the Conservation Act 1987. [April 1987]</p> <p>SO 21883- Plan of Section 21 Block XVI Shotover Survey District being formerly part Run 737 [April 1986]</p> <p>SO 21361-Plan of Sections 19 & 20 Block XVI Section 32 Block XVII Shotover Survey District.</p>

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	<p>(Adjoining land) [December 1984]</p> <p>SO 21213- Plan of Run 818 situated in Polnoon & Skippers Creek Survey District [Oct 1984]</p> <p>SO 19599-Plan of Mining Application 32/454 situated in Block II Shotover Survey District/ [July 1980]</p> <p>SO 13959-Plan of Run 735 situated in Skippers Creek Survey District [March 1966](Mt Aurum adjoining land)</p> <p>SO 13884-Plan of Run 752 situated in Earnslaw, Forbes & Skippers Creek Survey District. [March 1966] (Rees Valley Run adjoining Lease)</p> <p>SO 13845-Plan of Runs 749 and 750 [January 1966]</p> <p>SO 13555 & SO 13556-Sketch Maps of Upper Shotover Goldfield. Map compiled from aerial photographs [1963]</p> <p>SO 7063, SO 7061, SO 7046, SO 7042, SO 7034, SO 7020, SO 7019, SO 7018, SO 7017, SO 7005, SO 7004, SO 7003, SO 6962, SO 6945, SO 6920, SO 6919, SO 6916, SO 6915, SO 6905, SO 6895, SO 6874, SO 6162, SO 6161, SO 6149, SO 6150, SO 6151, SO 6152, SO 6153, SO 6154, SO 6159, SO 6160, SO 6163, SO 6164, SO 6165, SO 6166, SO 6167,SO 6158, SO 1535, SO 1534, SO 1533. Mining Plans sighted not relevant to this report.</p> <p>SO 1532- Plan of Survey Control of Skippers Creek Survey District [June 1866].</p> <p>Roll Interior 1880 Runs- parts Runs 17, 20, 21, 22 & 34. [1880]</p>
<p>Relevant Gazette Notices and / or Computer interest register.</p>	<p>Gazette 1986 page 99- Coronet Peak Recreation Reserve [adjoining Section 21 Block XVI Shotover Survey District]</p>

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	Gazette 1985 page 5386- Recreation Reserve over Section 148 Block XI Skippers Creek Survey District [adjoining Run 818]
CT Ref / Lease Ref	OT2C/1158
Plan Index	Run 750- SO's 13845 & 22383 Run 818- SO's 13845, 21213 & 22383 Section 21 Block XVI Shotover Survey District-
Legalisation Cards	SO 21883 & 21213 no actions recorded SO 13845 no card
Statutory Actions (Landonline)	SO 21213 - Crown Land Block III Skippers Creek Survey District subject to the provisions of Marginal strips. Statutory action-Sec 24 Conservation Act 1987. SO 13845 – Crown Land Blocks X, XIII Polnoon Survey District, Crown Land Reserved from Sale (Marginal Strip). Statutory Action – Sec 58 Land Act 1948.
CLR	Searched and supports pastoral status
Allocation Maps (if applicable)	Adjoining Parts Run 749 situated in Blocks VI, VII, X, XI, XIV Earnslaw, Blocks I, II, Polnoon and parts Forbes and cascade Survey Districts. Allocated to DOC pursuant to Section 62 of the Conservation Act 1987. Stewardship Land, Allocation Ref. D*E40*21*CO, D*F40*12*CO, D*F39*5*CO and D*E39*6*CO. Adjoining Part Run 753 situated in Block II, Skippers Creek Survey District. Allocated to DOC pursuant to Section 62 of the Conservation Act 1987. Stewardship Land, Allocation Ref. D*E40*20*CO. Adjoining Part Run 444 situated in Blocks VIII, XIV Polnoon Survey District & Blocks VIII, VII, V & X Motatapu Survey District. Allocated to DOC pursuant to Section 62 of the Conservation Act 1987. Stewardship Land, Allocation Ref. D*F40*15*CO.

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	E41, E40, E39, F41 & F40 LIPS maps, DOC allocation plans and other SOE's searched nothing found within the pastoral lease.
VNZ Ref - if known	29073 20700, 29072 20700A & B
Crown Grant Maps	Not applicable
If Subject land Marginal Strip: a) Type [Sec 24(9) or Sec 58] b) Date Created c) Plan Reference	a) Sec 58 Land Act 1948 b) 1 st March 1965 c) SO 13845

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Research – continued

<p>If Crown land – Check Irrigation Maps.</p>	<p>Checked nothing found</p>
<p>Mining Maps</p>	<p>Map index references E40/8, F40/3 not granted</p>
<p>If Road a) Is it created on a Block Plan – Section 43(1)(d) Transit NZ Act 1989 b) By Proc</p>	<p>a) SO Plan Not applicable b) Proc Plan c) Gazette Ref</p>
<p>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</p>	<p>a) The Department of Conservation has been consulted refer to letter 26 February 2002. <ul style="list-style-type: none"> • On 1st January 1997 Heather Fleming was granted a recreation permit under Section 66A of the Land Act 1984 on the terms and conditions outlined in the permit for a Heli-ski operation. • On 1st January 2001 Shotover Walks Limited was granted a recreation permit under Section 66A of the Land Act 1984 on the terms and conditions outlined in the permit for a Heli-walking and Heli-picnicking operation. b) Shotover River-Nohoanga site at Maori Point not within this Pastoral Lease. Ref MN 464 SO 24682 c) 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. d)</p>