

Crown Pastoral Land Tenure Review

Lease name : CLENT HILLS

Lease number : PC 076

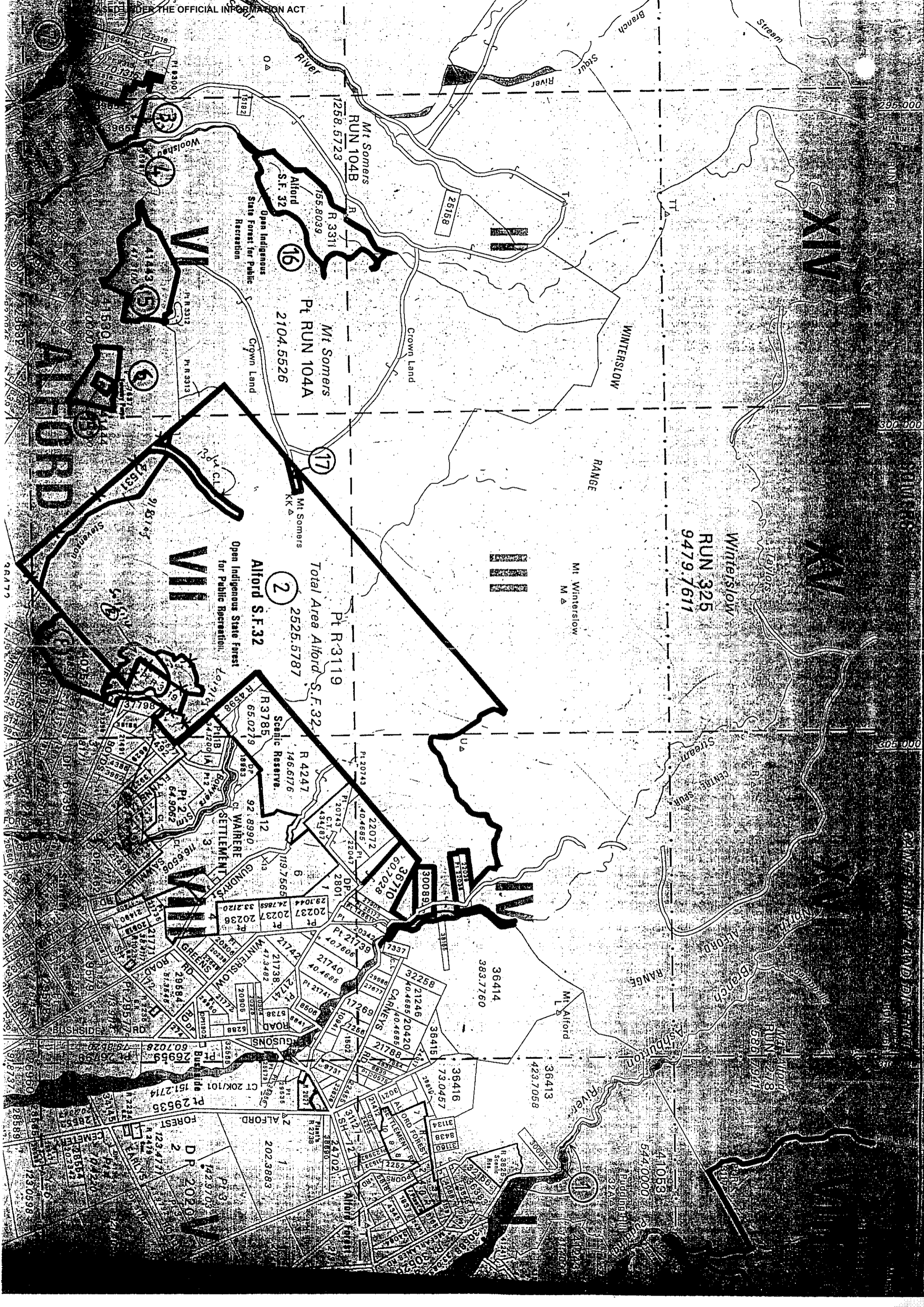
Due Diligence Report (including Status Report) - Part 2

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.

December 05



XIV

XVI

ALFORD

VI

VII

IV

16

17

2

1

Open Indigenous State Forest for Public Recreation

Open Indigenous State Forest for Public Recreation

Scenic Reserve

WINTERSLOW RANGE

RANGE

RANGE

Mt Somers RUN 104B
R 3311
155,8039

Mt Somers
Pt RUN 104A
2104.5526

Pt R 3119

Total Area Alford S.F. 32
2525.5787

R 3785
R 4247
R 4247

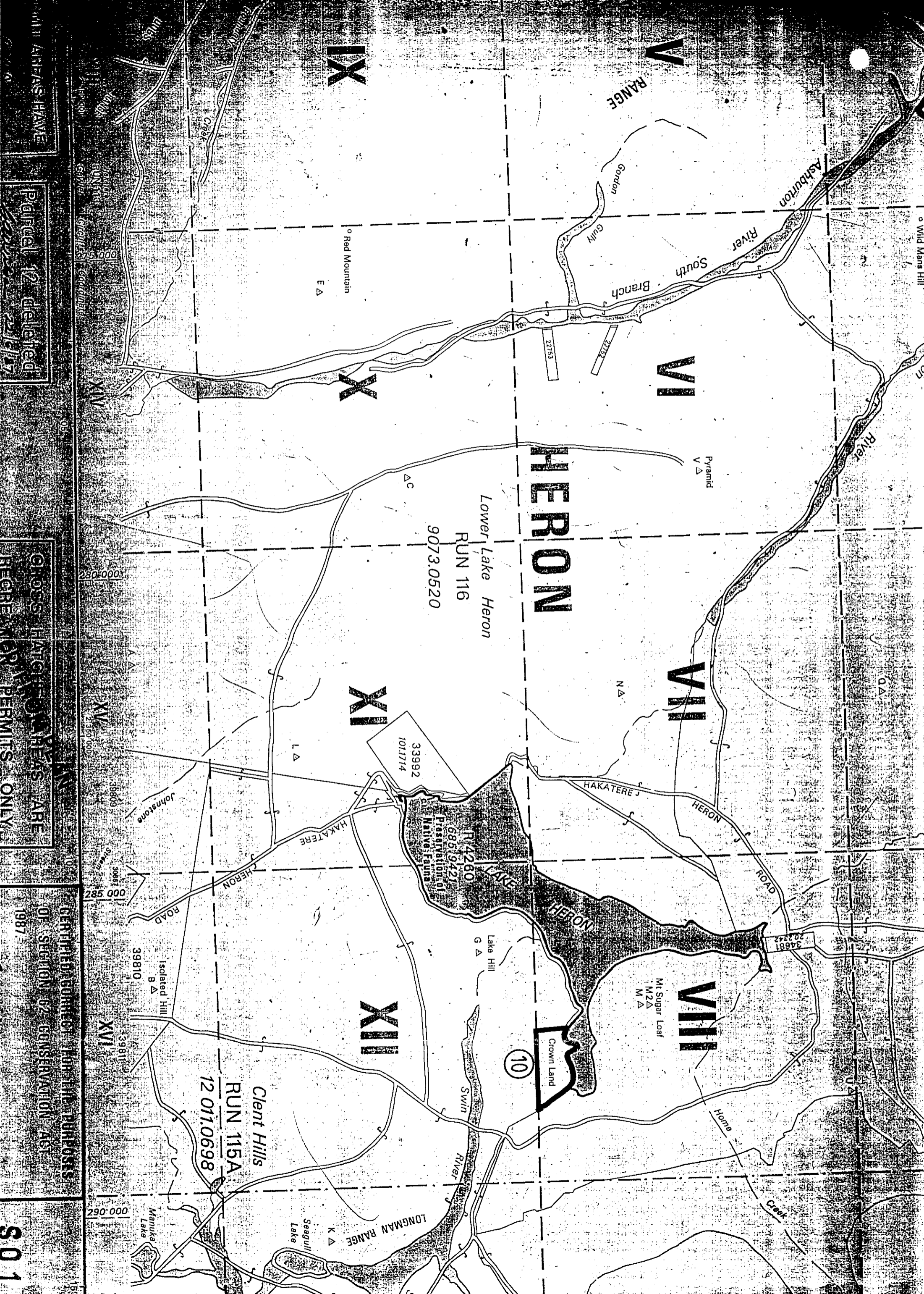
Winterslow RUN 325
9479.7611

Alford RUN 278
586.7941

Mt Winterslow
M Δ

Mt Alford
L Δ

2318
Pt R 3312
Pt R 3313
1580
41443 (5)
1587
41531
918143
2525.5787
4247
43497
2801
291044
20237
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21742
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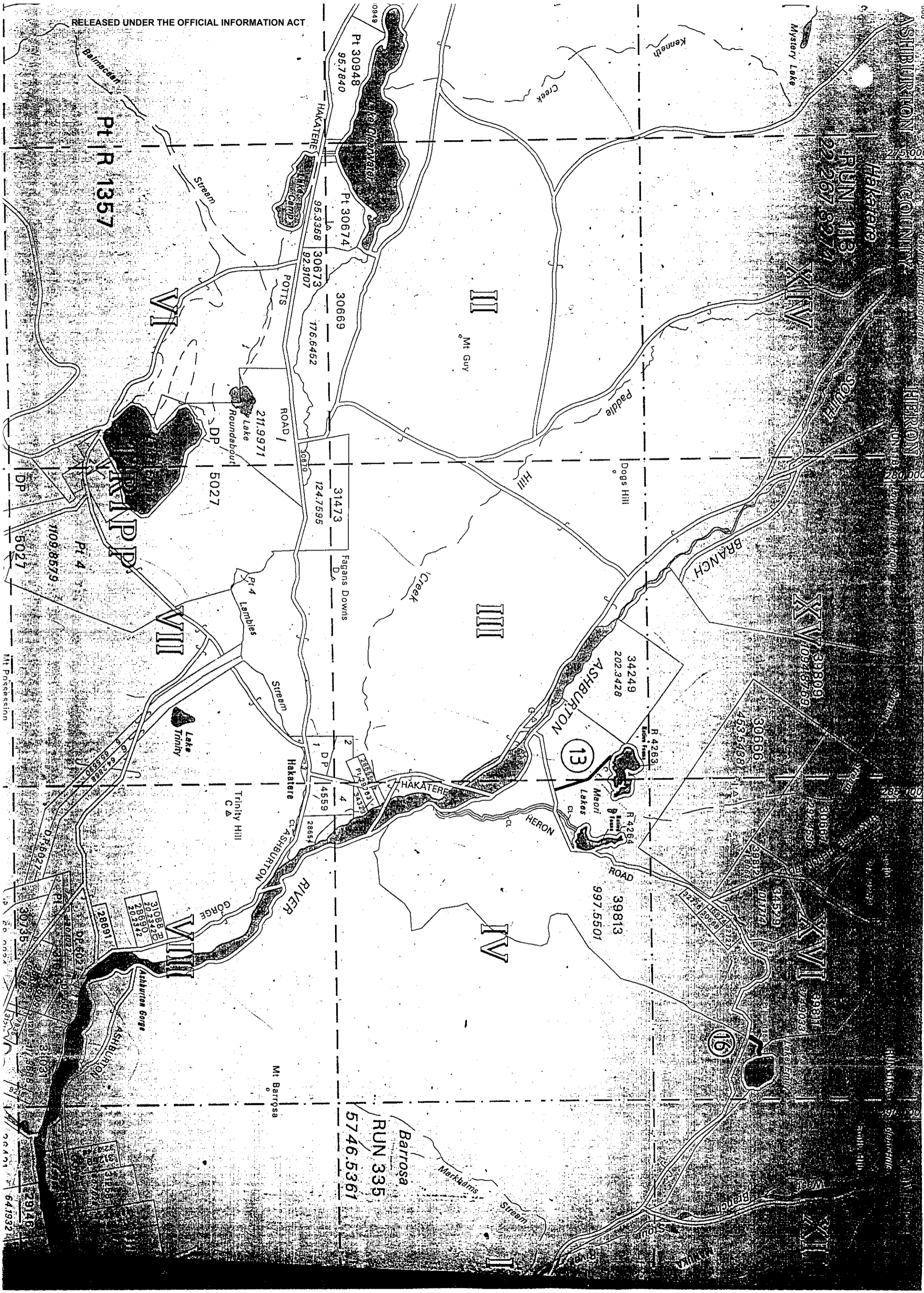
ALL AREAS HAVE

Parcel 12 deleted
2/1/17

CROSS HATCHED AREAS ARE
REGULATED PERMITS ONLY

CERTIFIED CORRECT FOR THE PURPOSES
OF SECTION 62 CONSERVATION ACT
1987

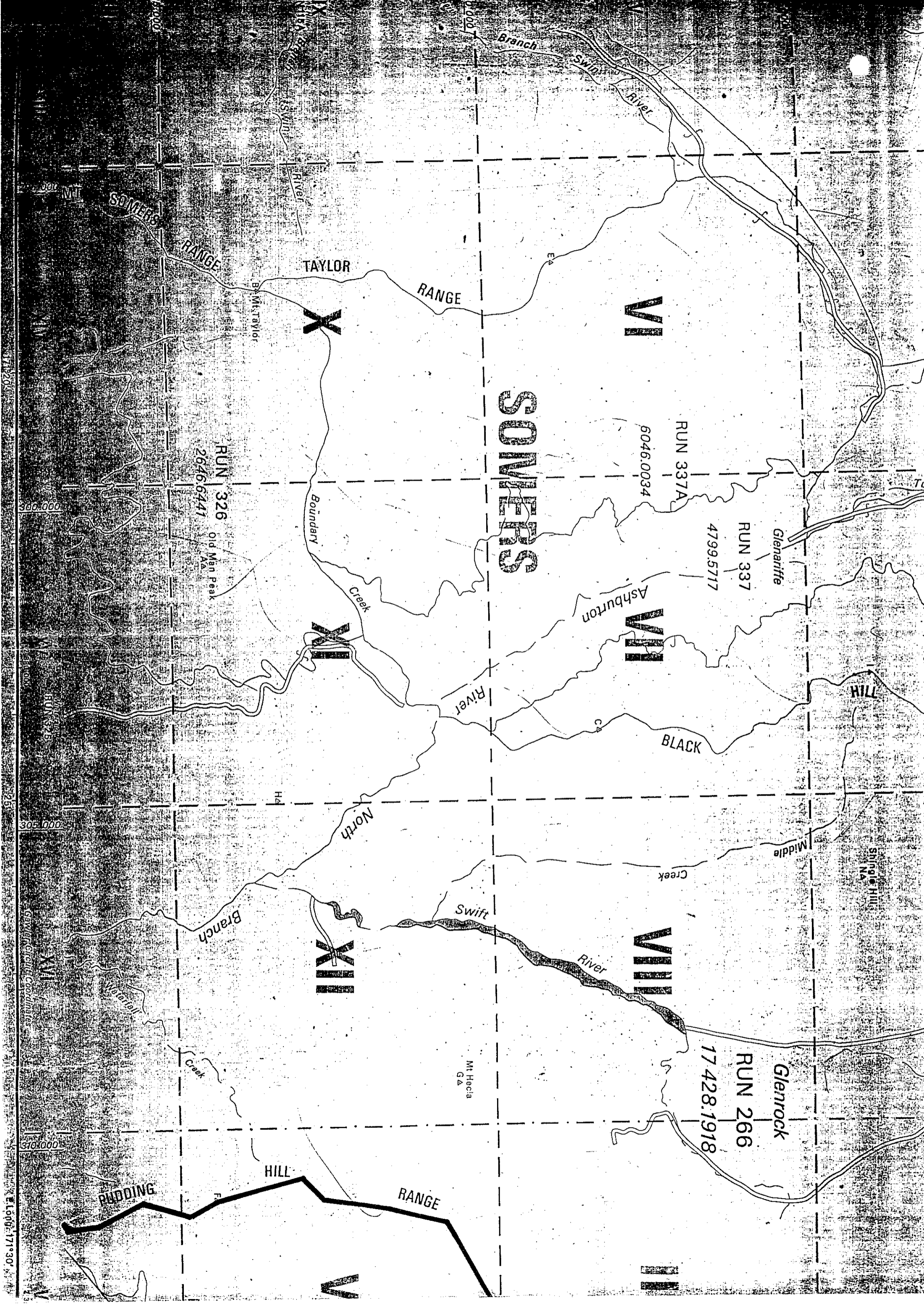
S 01



ASHBURTON COUNTY
HERON COUNTY
275,000
280,000

Battosa
RUN 335
5746.5361

29146
641932



SOMERS

SOMERS RANGE

TAYLOR RANGE

VI

VII

VIII

XI

XIII

XIV

RUN 337A

RUN 337

RUN 266

RUN 326
Old Man Peak

17428.1918

6046.0034

Mt. Hecla
GA

HILL

Shingle Hill
GA

RIDDING

RANGE

NET

305.000

310.000

Geological Coordinates

171.200

171.300

171.400

171.500

DOC Consultation



Department of Conservation
Te Papa Atawhai

Our ref: PAR 019, PTR 034 PTR 076

19 September 2001

Don McGregor
McGregor Property Services
6 Cumberland Place
Kaiapoi

Dear Don

PASTORAL LEASE STATUS CHECK - CLENT HILLS AND ISLAND HILLS

I refer to your letter of 6 September 2001.

CLENT HILLS

I have checked the Department of Conservation's land records. The only areas of public conservation estate within the boundary are marginal strips. I have commented on these below. Conservation Estate does adjoin part of the property and is listed below.

The following public conservation lands adjoin the Clent Hills Pastoral Lease. These are listed clockwise from the northwestern corner of the property:

J35/6 & J35/7 = Lake Heron Nature Reserve, and associated Marginal Strips. Held under Reserves Act 1977 (Nature Reserve) and Conservation Act 1987 (Marginal Strips).

J35/8 = Lake Heron Stewardship Land (former Crown Land). Held pursuant to the Conservation Act 1987.

J35/13 = Swin River Marginal Strip. Held pursuant to the Conservation Act 1987. This marginal strip appears to have been created by the process of legislation when the lease was renewed. It does not show up on Terraview as far as I can see.

J35/14 = Mellish Stream Marginal Strip. Held pursuant to the Conservation Act 1987. This marginal strip appears to have been created by the process of legislation when the lease was renewed. It does not show up on Terraview as far as I can see.

K35/44 = Glenariffe/Winterslow Stewardship Land. Held pursuant to the Conservation Act 1987.

K36/182 = Mount Somers Retirement Land. This land is part of the yet to be completed surrender programme, and is presently Crown Land, but will come to the Department of Conservation in due course.

K36/163 Stour River Marginal Strip. This appears to be a Section 58 strip, now administered under the Conservation Act 1987.

J36/39 = Lake Emily Marginal Strip. This appears to be a Section 58 strip, now administered under the Conservation Act 1987.

J36/41, J35/12 = Manuka Lake, and Seagull Lake. These show up in our land system as being Marginal Strips, but I am not confident this is the case. According to Terraview, both Lakes have legal road surrounding them, which would negate the creation of marginal strips upon renewal. While they show up in our system, I have doubts that either waterway is subject to marginal strips.

In terms of our land information system, Clent Hills seems to be the first property I've come across where the "new" Section 24 Conservation Act 1987 marginal strips have shown up. If I am to hazard a guess, someone has inputted marginal strips as existing on the clearly identifiable waterways. In the case of Manuka and Seagull Lakes, I think such input might have been an error.

Canterbury Conservancy

Private Bag 4715, 133 Victoria Street, Christchurch, New Zealand
Telephone 03-379 9758, Fax 03-365 1388

The fact some marginal strips have been identified, does not necessarily mean that the other waterways are not subject to Marginal Strips. It is possible that there are more marginal strips that don't show up in our land information system.

It is possible that there might be concessions issued covering the Glenariffe/ Winterslow Stewardship Area, but as this is outside the area of the PL, I have not made any enquiries. It is unlikely any concessions will have been granted over Lake Heron but again as this is outside the area of the PL, I have not made any enquiries. In terms of the Marginal Strips, there will not be any concessions granted, save for those covering the vast majority of the public conservation estate in the conservancy. No concessions will have been granted for the Mount Somers retirement land.

ISLAND HILLS

Thankfully this is less complicated than Clent Hills. I have checked the Department of Conservation's land records. Conservation Estate does adjoin a part of this property and is listed below. No part of the estate is within the boundary but please note my comments below on marginal strips.

L32/501 = Lake Sumner Conservation Park. Held pursuant to the Conservation Act 1987.
M32/013 = Island Hills Stewardship Area. This is held under the Conservation Act 1987, and comprises land surrendered from the subject lease in 1990, and allocated to the Department.

With the Lake Sumner Conservation Park, there will almost certainly be concessions over this part of the public conservation estate. It is possible the Island Hills area will be subject to concessions. As both are outside the area of the PL, I have not made any enquiries.

MARGINAL STRIPS:

Clent Hills was renewed in 1991, and is subject to the new Conservation Act 1987 marginal strips, but at the same time, there are Section 58 strips in place on some waterways (i.e. Lake Emily). I cannot say for certain which waterways the new strips are associated with.

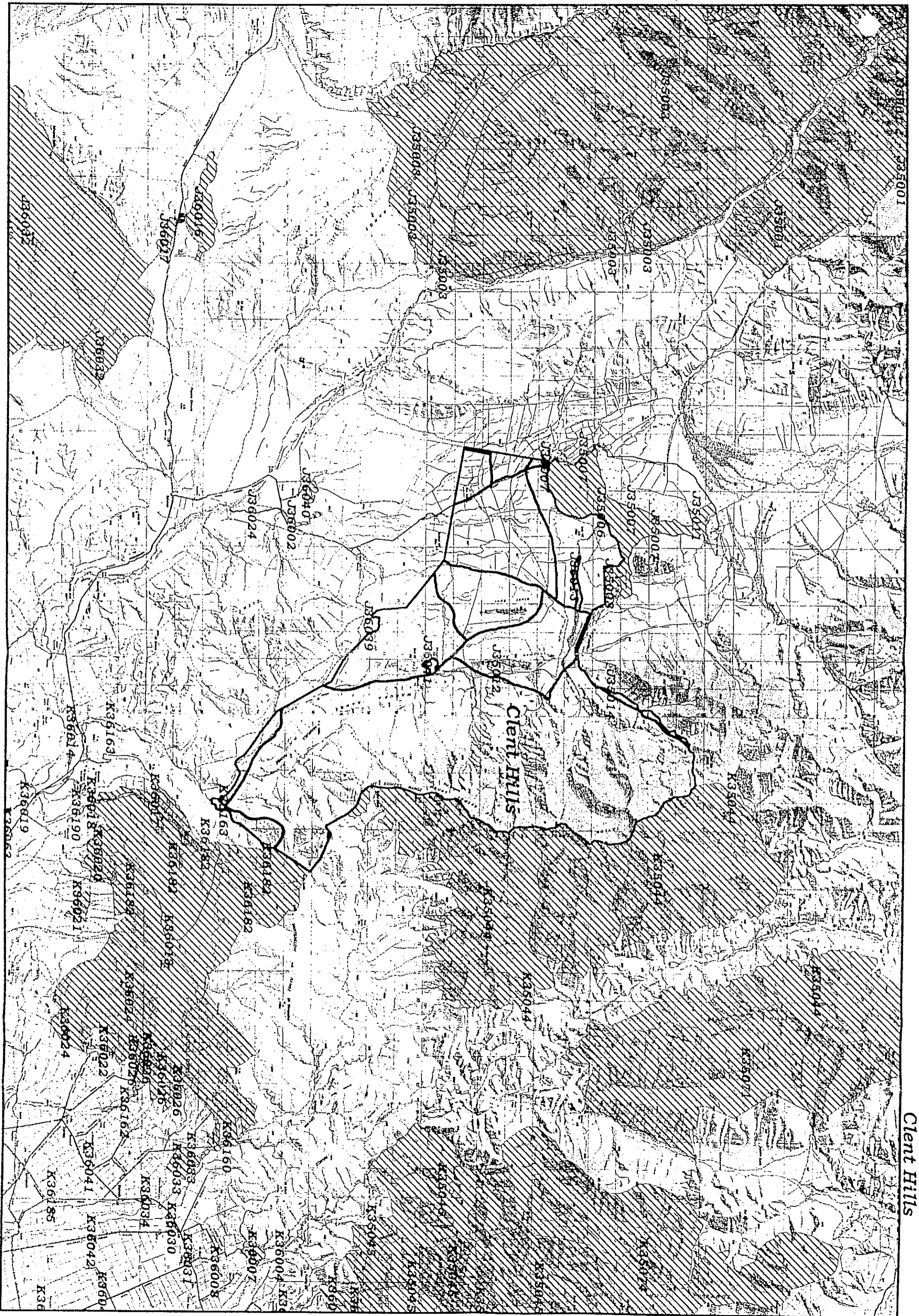
Island Hills was renewed in 1986, so there will be no Conservation Act marginal strips in place, and I cannot see a Section 58 memorial on the title, although the renewal certificate may make mention of reserving land from sale. As you know, the legality of Section 58 strips not identified on survey plans is in doubt.

It is practically impossible to identify with any certainty whether a marginal strip is in place if it is not shown on a survey plan. Some marginal strips are shown on the DOC estate maps, and others are not. If there is no marginal strip shown on our allocation records, I have not identified them. In the case of Clent Hills, there are some shown on our records, which I am not sure are marginal strips. This all adds to the uncertainty surrounding marginal strips, particularly in the SI High Country. Maps are attached as usual.

Yours faithfully



Robert Cant
Statutory Land Management Officer (Community Relations)
For Conservator, Canterbury
Email: Rcant@doc.govt.nz



Clent Hills