

Crown Pastoral Land Tenure Review

Lease name : Glen Dhu Station

Lease number : PO 379

Due diligence report (including status report)

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.

Copied October 2002

**TENURE REVIEW DUE DILIGENCE REPORT
TO THE
COMMISSIONER OF CROWN LANDS**

KF REF: Po 379/1 **LINZ REF:** **CASE NO:**
LEASE NAME: Glendhu **LESSEE:** Robert Ian McRae (2/3 Share)
Pamela June McRae (1/3 share)
As tenants in common in the said shares.

LOCATION:

The homestead is located near the Alhaburn confluence with Lake Wanaka, between Glendhu bay and Parkins Bay some 12 km west of Wanaka on the Wanaka - Mount Aspiring Road. The property contains the glaciated low hill country and two main limited flat areas between the Motatapu and Matukituki Rivers, Lake Wanaka and the southern boundary along the Fernburn stream.

DATE OF THIS REPORT:

6 July 1999

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LEASE DETAIL:

Land Tenure: Pastoral Lease under Section 66 of the Land Act 1948. (*Lease No Po379*).

Legal Description: Sections 1, 2, 3 and 4 SO 22997 being all of the land contained in CT 14C/990 Otago Registry.

Area: 3093.7818 hectares

Term: 33 years from 1 July 1984 to 30 June 2017

Rental Value: \$550,000

Annual Rent: \$12,375 (*plus GST*)

Date of Next Review: 1 July 2006

Lease Stock Limit: Nil (*none specified in lease documents*)

Personal Stock Limit: 7000 sheep (*including not more than 4750 ewes*) plus 800 cattle (*including not more than 400 breeding cows*)

Block limitations: None.

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LAND STATUS REPORT SUMMARY:

Land Status Report prepared by approved person attached.

SUMMARY OF FEATURES FROM TOPOGRAPHICAL AND CADASTRAL DATA:

A television site is marked on the topographical map on a hilltop near the southern boundary of the property. The history and ownership of this is unknown at this stage. No file search data was found on its approval.

Power transmission lines cross the property from Glendhu Bay to service the adjoining Motatapu Station homestead and the previously noted TV Station.

Marginal strips (*Section 58*) exist for the full boundary of the Motatapu and Matukituki Rivers as well as on Lake Wanaka from Glendhu Bay to the boundary on the other side of the Glendhu bluffs where it meets a legal road.

The only other river of significance is the Fern Burn which has no riparian strip and it was assessed by Chief Surveyor in 1998 (*for tenure review purposes*) as being over 3 metres in width for its full length on the lease.

The boundary of the property is unfenced along the Matukituki River and fenced on the Cattle Flat side of the Motatapu River along its length. The Motatapu Station boundary is fenced on the Glendhu Station side but only roughly on the legal line. The Parkins Bay and Glendhu bluffs area on Lake Wanaka are unfenced.

The lease has a number of legal road affecting it, the main one being the Mount Aspiring Wanaka Road. This is gravel and is unfenced in sections. It is a high usage main route to the Matukituki Valley and Mount Aspiring National Park. It appears to follow its general legal line.

An access road to the Motatapu Station links from near the Glendhu homestead and follows the Fernburn then cuts across the hill country to the Motatapu bridge. It is gravel and unfenced in its upper section. The crossing of the Fernburn is by ford or a rough bridge that often suffers flood damage. It appears to follow its general the legal line.

The West Wanaka Road departs from the Mount Aspiring Road at Hospital Flat and links with the Matukituki bridge. It is gravel, mostly double fenced, and on its general legal line except at the Matukituki Bridge approach where for a short distance it crosses the Crown Reserve instead of following the surveyed line.

Topographical maps show a formed road off the Mount Aspiring Road going to Diamond Lake. This is known to be gravel and is not a legal road.

No paper roads exist in the lease.

Within the lease no historic sites are known of but the area has a history of Maori occupation up to the early 1800's. Two settlements being, *Parakarehu* (vicinity of *Glendhu Bay*) and *Nehenehe* (junction of *Motatapu and Matukituki Rivers*) are recognised as having existed. No site identification or exact records are known of.

SUMMARY OF LEASE DOCUMENT (*Certificate of Title*):

The legal description, area, and commencement date of the pastoral lease on Crown files are in agreement with the Certificate of Title (*14C/990 Otago Registry*). The actual lease was signed and registered in on 13 November 1989 but backdated to cover the period starting on 1 July 1984.

No base stock limitation of the lease is recorded on the title.

No non standard covenants exist on the Lease.

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The only entries, apart from the transfer to R I and P J McRae are:

418688 Agreement under the Soil Conservation and Rivers Control Act 1941 22 February 1974. (*Discharged 21 June 1995*)

617730 Land Improvement Agreement under the Soil Conservation and Rivers Control Act 1941-5 July 1984. (*Discharged 28 March 1996*)

No additional agreements or soil conservation encumbrances exist.

No un-discharged Compensation Certificates are on the Certificate of Title.

No right of ways are registered.

The Fernburn, alongside the Motatapu Road, is the only significant waterway not shown as having a marginal strip.

The 20.2343 ha Crown Recreation Reserve (*Stewardship land held under Section 62 Conservation Act 1987*) at Hospital Flat is not shown on the Certificate of Title map but is recorded on the SO 22997 referred to. This appears to be an omission error on the Certificate of Title map.

No exploration, prospecting, or mining licences are shown on the Certificate of Title. (*file records - Volume 4 - Po013 - folio 525 show a Mining Licence was applied for 3.48 ha block in 1976 by the lessees but have no further reference to it.*) Some minor non-legal sand extraction for road works is known to occur near the Matukituki Bridge.

All documentation is in order with no further searching required at this stage.

DETAILS OF ANY NEIGHBOURING CROWN OR CONSERVATION LAND:

A Crown Recreation Reserve of 20.2343 ha running up a hill face above Hospital Flat near the West Wanaka Road turnoff is identified on the SO 22997 and the DoC inventory book. Its creation pre-dates files started in 1930 and all old run maps show its existence. It is believed to have been a holding paddock for bullock teams carting logs out of the Matukituki Valley. It appears to serve little function today.

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A small Conservation Reserve (*LS177-1.5479 ha. issued to G C and J L Cochrane under the Conservation Act 1987*) borders on the lease at the approach to the Matukituki Bridge containing the road approach to the bridge, a car park area and very small area fenced and grazed by Glendhu Station. The situation is complicated by the non-legal road and fencing by neighbouring properties. From the Glendhu Station aspect the situation is that a very small area (*possibly 800 sq.m.*) is fenced and grazed. The actual road approach to the bridge may be on Glendhu station for the final few metres.

The situation of this small reserve will require rationalisation but Glendhu Station will be a minor player in any reorganisation. West Wanaka Station which leases the majority of the land for stock holding purposes has a vital interest.

Marginal strips (*Section 58*) exist for the full boundary of the Motatapu and Matukituki Rivers as well as on Lake Wanaka from Glendhu Bay to the boundary on the other side of the Glendhu bluffs where it meets a legal road.

The Fernburn, alongside the Motatapu Road, is the only significant waterway not shown as having a marginal strip. It was assessed by Chief Surveyor on 3/4/1998 (*for tenure review purposes*) as being over 3 metres in width.

The property was not assessed under the Protected Natural Areas Programme.

No other Crown land or Conservation reserves are known to exist.

FILE SEARCH:

The records have been searched including the files related to the original undivided Glendhu Station (*1930-1988 5 volumes see Attachment 2 for details*)

With the exception of some incorrectly numbered folios and a very few missing folios the records are complete. Confidence is held that all important data has been searched.

The history of the combined property contains a series of small reserve withdrawals associated with the Glendhu Domain, a major road realignment nearby and a conservation reserve at the West Wanaka bridge (*see previous section*). A large effort has been put in to unsuccessfully negotiate withdrawal of several significant reserve areas (*Diamond Lake and Swing Bridge Swamp*). The non-legal boundary of the combined runs with Motatapu Station was formalised by an agreement between neighbours to live with the practical boundaries. This was fully adjusted for and new boundaries set prior to the issuing of the new Glendhu lease (*Po379*).

The subdivision of Glendhu (*Po379*) appears to have been completed satisfactorily but an omission on the SO 22997 of Sec 1 SO 19596 (*1.4499ha*) that should have been included was discovered in 1993 (*Volume 1 folios 32, 33*). To date this adjustment does not appear to have been made on the Certificate of Title. This land was a result of road alteration and the resulting UCL was never incorporated into the lease.

Since its creation as a separate lease in 1984 file correspondence has been routine involving lease documentation processing, fire permits, overburn investigations, a small tracking approval and correspondence re recreational operations on property and recreational permit enquiries by outside parties and owners.

A recreational permit is currently being processed for rock climbing (*RPo074 - Wanaka Rock Climbing Company*).

The owners hold a Permit for farmstays, hiking and 4 x 4 treks, (*RPo073- expires 1 January 2004*).

Edgewater Resort holds a permit for 4 x 4 trails across the property. (*RPo015- expires 1 January 2001*).

Outstanding property actions identified include the title adjustment to include Section 1 SO 19596 (*closed road*) and unsatisfactory situation at the Conservation Reserve at the West Wanaka Bridge. It is understood that the Bridge Reserve is currently being addressed under the tenure review for West Wanaka Station (*Po203*).

GOVERNMENT APPROVED PROGRAMMES APPROVED FOR LEASE:

Two Catchment Board run plans have been carried out on the lease (*combined Glendhu /Alphaburn*). These involved extensive erosion control fencing, temporary retirement, off-site grazing, access tracking, minor tree planting and grazing limitations. However all the work was done on the Alphaburn section of the property. All obligations related to this work have expired and the agreements discharged from the title in 1995 and 1996.

The property was not involved in the Rabbit and Land Management Programme.

There are no Government approved programmes or issues from them that would affect tenure review.

UNCOMPLETED ACTIONS AND POTENTIAL LIABILITIES TO THE COMMISSIONER:

The following outstanding actions have been identified.

- (1) The 20.2343 ha Crown Recreation Reserve at Hospital Flat is not shown on the Certificate of Title map but is recorded on the SO 22997 referred to. This appears to be a simple map omission as the area deduction has been made from the lease.
- (2) An omission of incorporation of Section 1 SO 19596 (*closed road*) on the SO 22997 at lease creation has not yet been corrected. (*See Status Report 1 notes and map for expanded details*)
- (3) The TV site shown on the topographical map has no approval found on file.

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- (4) In conjunction with tenure review on West Wanaka Station (Po203) the small conservation reserve at the West Wanaka Bridge (LS177) requires the road to be legalised and the boundaries of the reserve rationalised. (See Status Report 3 for Reserve details.)
- (5) A special condition contained in the original lease before subdivision related to the future taking of land for hydroelectric power without compensation and an additional 15 acres for camping ground has been identified in the Status report. It suggests that this condition is still applicable to the new leases. (See note 3 in Status Report 1).

While none of the above constitutes any significant liabilities to the Commissioner the complexity of the situation may cause delays.

We are satisfied that we have fulfilled our duty of reasonable care, using the information we have available, to inform the Commissioner of all incomplete action and potential liabilities concerning the above named lease. No inspection of the lease has been undertaken.

We have relied on land status check and survey information provided to us by qualified persons as being true and correct.

Signed for Knight Frank (NZ) Limited

P. R. Oliver

Consultant

25/8/99

James R Taylor

Manager

25/8/99

Approved/Declined

Commissioner of Crown Lands / /

ATTACHMENTS:

- (1) Recent title search for each tile considered.
- (2) Full list of information sources considered.
- (3) Land Status Check report from qualified person.
- (4) SO 19596 Closed road not incorporated in lease.

REGISTER

[Signature]
SENIOR ASSISTANT Land Registrar.

Pastoral Lease under the Land Act 1948

issued pursuant to Section 93 of the Land Act 1948 on the subdivision of the land contained in Pastoral Lease P 13.

No. 14C / 990

This Deed, made the 13th day of November 19 89 between HER MAJESTY THE QUEEN (hereinafter referred to as "the Lessor") of the one part, and ROBERT IAN McRAE of Wanaka Farmer (1/3 share), JUNE McRAE of Wanaka Married Woman, DONALD WITHELL McRAE of Wanaka Farmer (1/3 share) and PAMELA Victoria Claire McRAE of Wanaka Married Woman as tenants in common in equal-shares, the said shares.

(hereinafter referred to as "the Lessee"), of the other part: WITNESSETH that, in consideration of the rent hereinafter reserved, and of the covenants, conditions, and agreements herein contained and implied, and on the part of the Lessee to be paid, observed, and performed, the Lessor doth hereby demise and lease unto the Lessee, all that parcel of land containing by estimation 3093.7818 ha more or less, situated in the Land District of Otago, and being Sections 1, 2, 3 and 4

as the same is more particularly delineated with bold black lines on the plan hereon; together with the rights,

Interests at Date of Issue:

418688 Agreement under Section 33D of the Soil Conservation and Rivers Control Act 1941 - 22.2.1974 at 1.57pm

2 JUN 1975
[Signature]

617730 Land Improvement Agreement under the Soil Conservation and Rivers Control Act 1941 - 5.7.1984 at 1.44pm

CHARGED
28 MAR 1986
[Signature]

A.L.R.

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809374/14 Transfer to Robert Ian McRae (2/3 share) and Pamela June McRae (1/3 share) both abovenamed as tenants in common in the said shares - 9.7.1992 at 11.04am

[Signature]
A.L.R.

COPIES FOR MR McRAE

No. 14C / 990

2.7.1999

and appurtenances thereto belonging. TO HOLD the said premises intended to be hereby demised to the Lessee for the term of 33 years, commencing on the 1st day of July 1984, together with the period between the date of this lease and the aforesaid 1st day of 19 YIELDING and paying therefor for the first 11 years of the said term unto the Department of Lands and Survey at LAND CORPORATION at Dunedin the annual rent of \$7,650.00 payable without demand by equal half-yearly payments in advance on the 1st day of January and the 1st day of July in each and every year during the said period of 11 years, and for the next two successive periods of 11 years of the said term a rent determined in respect of each of those periods in the manner provided in Section 66 (4A) of the Land Act 1948. AND also paying in respect of the improvements specified in the Schedule hereto the sum of \$ by a deposit of \$ (which has already been paid) and thereafter by half-yearly instalments of \$ on the 1st day of January and the 1st day of July in each and every year.

AND the Lessee doth hereby covenant with the Lessor as follows:

1. ~~That without derogating from or restricting the covenants contained and implied in this lease and on the part of the Lessee to be performed or complied with the Lessee will not at any time during the said term depasture on the land hereby demised more than sheep which number shall not include more than breeding ewes nor more than cattle which number shall not include more than breeding cows PROVIDED HOWEVER that the Lessee may with the prior written consent of the Land Settlement Board carry such additional stock on such terms and conditions as may therein be specified subject nevertheless to the right of the Land Settlement Board to revoke or vary such consent at any time.~~

2. That the Lessee will at all times farm the land hereby demised in a manner to promote soil conservation and prevent erosion and will comply with the provisions of the Soil Conservation and Rivers Control Act 1941.

AND it is hereby agreed and declared by and between the Lessor and Lessee:

THAT pursuant to the provisions of the Noxious Animals Act 1956 officers and employees of the New Zealand Forest Service and other authorised persons shall at all times have a right of ingress, egress, and regress over the land comprised in this lease for the purpose of determining whether such land or any adjoining land is infested with deer, wild goats, wild pigs, opossums, or other animals which the said Service is charged with the duty of exterminating or controlling, or for the purpose of destroying any such animals: Provided that such officers, employees, and other authorised persons in the performance of the said duties shall at all times avoid undue disturbance of the Lessee's stock.

AND it is hereby declared and agreed that these presents are intended to take effect as a Pastoral Lease of pastoral land under Section 66 of the Land Act 1948, and the provisions of the said Act and of the regulations made thereunder applicable to such leases shall be binding in all respects upon the parties hereto in the same manner as if such provisions had been fully set out herein.

SCHEDULE OF IMPROVEMENTS BELONGING TO THE CROWN

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~~In witness whereof the Commissioner of Crown Lands for the said Land District, on behalf of the Lessor, has hereunto set his hand, and these presents have also been signed by the said Lessee.~~

~~Signed by the said Commissioner on behalf of the Lessor, in the presence of—~~

~~Witness:~~

~~Occupation:~~

~~Address:~~

~~Signed by the above-named Lessee, in the presence of—~~

~~Witness:~~

~~Occupation:~~

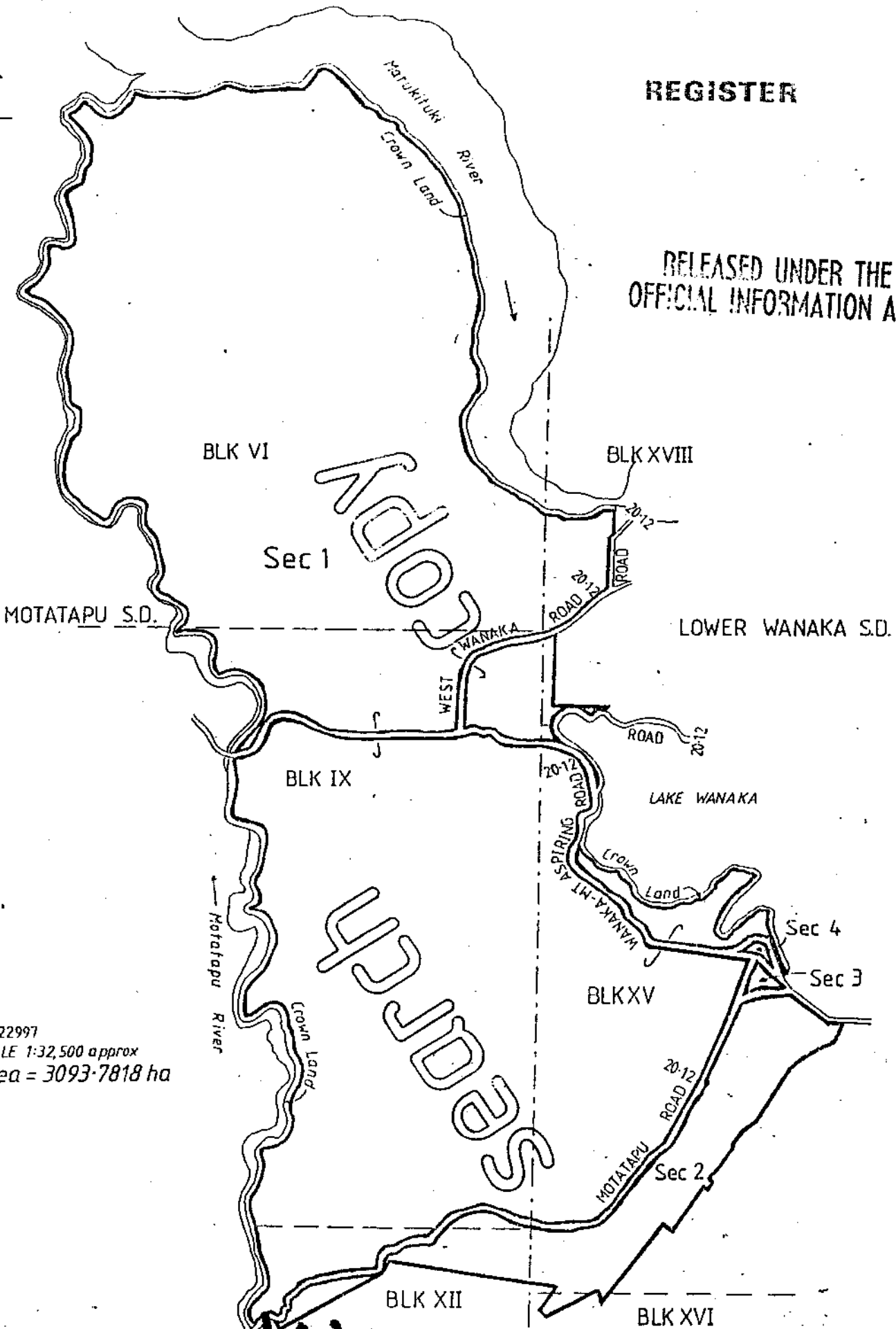
~~Address:~~

6661-2.2



REGISTER

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SO 22997
 SCALE 1:32,500 approx
 Area = 3093.7818 ha

2.7.1999

SIGNED for and on behalf of
HER MAJESTY THE QUEEN pursuant
to a Deed lodged with the District
Land Registrar as NO. 750040 by
LAND CORPORATION LIMITED
by its Attorney
SUSAN JANE BUNTING
in the presence of:

SIGNED by LAND CORPORATION LIMITED
by its Attorney

REGISTER

Witness: [Signature]
Occupation: Consultant, Landcorp
Address: Dunedin

[Signature]

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SIGNED by the Lessee
ROBERT IAN McRAE
in the presence of:

Witness: [Signature]
Occupation: Solicitor
Address: Christchurch

R. I. Mcrae
Lessee

SIGNED by the Lessee
PAMELA JUNE McRAE
in the presence of:

Witness: [Signature]
Occupation: Solicitor
Address: Christchurch

P. J. Mcrae
Lessee

SIGNED by the Lessee
DONALD WITHELL McRAE
in the presence of:

Witness: [Signature]
Occupation: Solicitor
Address: Christchurch

Donald W. Mcrae
Lessee

SIGNED by the Lessee
VICTORIA CLAIRE McRAE
in the presence of:

Witness: [Signature]
Occupation: Solicitor
Address: Christchurch

[Signature]
Lessee

TOP

UP

6661-4.2

11.04 09.JUL92 809374 | 12.

PARTICULARS ENTERED IN REGISTER
LAND REGISTRY DISTRICT

ASST. LAND REGISTRAR

338 | 18 . P.O. BOX 337

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copy

SEARCH

2-7-1999

Former

CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

I, SUSAN JANE BUNTING Property Officer, of Dunedin.

HEREBY CERTIFY

1. THAT by an agreement dated the 24th day of January 1990 a copy of which is deposited in the Land Registry Offices at -

DUNEDIN (Otago Registry) and there number 750040
INVERCARGILL (Southland Registry) and there number 171747/1

HER MAJESTY THE QUEEN appointed LAND CORPORATION LIMITED at Wellington its Attorney on the terms and subject to the conditions set out in the said Agreement.

2. THAT by Deed dated the 12th day of June 1987 a copy of which is deposited in the Land Registry Offices at -

DUNEDIN (Otago Registry) and there numbered 681189
INVERCARGILL (Southland Registry) and there numbered 141782

LAND CORPORATION LIMITED at Wellington carrying on the business of land management appointed me its Attorney on the terms and subject to the conditions set out in the said Deed,

3. THAT at the date hereof I was Property Officer of the said Corporation.

4. THAT at the date hereof, I have not received any notice or information of the revocation of that appointment by the winding up or dissolution of the said LAND CORPORATION LIMITED or otherwise.

SIGNED at Dunedin
this 1st day of April 1991



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2.7.1991

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ATTACHMENT 2:

- (1) **Certificate of Title** (338/18 (Otago Registry)
(Combined Glendhu/Alphaburn Station)

14C/990 - Glendhu Station (Otago Registry).

- (2) **Crown files for Pastoral lease Po379 and Po013:**

Held by Knight Frank Alexandra

Po013:

<i>Volume 1</i>	(Opened 9 July 1930 Folios 1- 266)	Last entry 27 February 1959.
<i>Volume 2</i>	(Opened 15 July 1959 Folios 267 - 389)	Last entry 2/ February 1967.
<i>Volume 3</i>	(Opened 9 March 1967 Folios 390 - 513)	Last entry 19 March 1974.
<i>Volume 4</i>	(Opened 25 March 1974 Folios 514 - 638)	Last entry 14 December 1981.
<i>Volume 5</i>	(Opened 29 January 1982 Folios 639 - 784)	Last entry 11 October 1988.
<i>Volume 6</i>	(Opened 9 July 1989 Folios 785 - 797)	Last entry 28/ July 1989.

Po379:

Volume 1 (Opened 15 May 1989 Folios 1 - 62) Last entry 25 June 1999

Recreational Permits RPo073, RPo074, RPo015

LINZ Dunedin 5400 014 608

LINZ Christchurch CPL 04/11/12618

- (3) **Cadastral Maps**

NZMS 261 F40-Wanaka

- (4) **Topographical Maps**

NZMS 260 F 40- Wanaka

- (5) **Otago Conservation Management Strategy Land Inventory document.**

- (6) **The Queenstown Lakes District Scheme Plans plus maps**

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OPUS INTERNATIONAL CONSULTANTS LIMITED
DUNEDIN OFFICE

Project number NLI 0201 145YD

This report has been prepared on the instruction of Knight Frank (New Zealand) Ltd, Alexandra by letter dated 8 April 1999 and is undertaken for the purposes of the Crown Pastoral Land Act 1998.



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LAND STATUS REPORT for Glendhu Station

Property 1 of 3

Land District	Otago
Legal Description	Sections 1, 2, 3 and 4 SO 22997 and Section 1 SO 19596 <i>See Note 1 below.</i>
Area	3095.2317 ha
Status	Crown Land held under Pastoral Lease P 379
Instrument of title / lease	14C/990
Encumbrances	<i>See Note 3 below.</i>
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
Notes (if any)	<ol style="list-style-type: none"> 1. Section 1 SO 19596 was road stopped and incorporated into the lease by New Zealand Gazette 1988 page 4232. Registered as Doc 719851. This has however been overlooked and is not shown in the resultant subdivided lease. 2. The lease diagram does not show as excluded from the lease an area allocated to the Department of Conservation and subject to Report 2 of 3. 3. Prior to the 1992 subdivision of Glendhu Station the land was held under Pastoral Lease registered as 338/18. One of the special conditions contained in this lease was one where the lessee covenants and agrees that if during the continuance of this lease or any renewal the high water level of Lake Wanaka is raised for any hydro electric storage or other purposes the lessee shall not be entitled to compensation. If this provision is empowered the lessee is also required to surrender an area of 15 acres approx above the new high water mark

	<p>for a camping ground.</p> <p>This condition was still current on renewal of the lease in 1984. Memorandum of Renewal [Doc 809374/6] states "save as hereby expressly varied all the covenants and restrictions contained or implied in the said Memorandum of Lease shall remain in force."</p> <p>While not shown in the new leases the condition is still applicable. Section 93(4) of the Land Act 1948 ".....and issue new leases....for the residue of the original term and subject to the same conditions....."</p>
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Data Correct as at	3 May 1999

Prepared by	G Patrick
Crown Accredited Agent	Opus International Consultants Ltd, Dunedin

Certified correct as to status



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

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Research Data: Some Items may be not applicable

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Property	1 of 3
SDI Pr. . . Obtained	Yes / No
NZMS 261 Ref	F40
Local Authority	Queenstown Lakes District Council
Crown Acquisition Map	Kemp
SO Plan	<p>Interior Run Roll of 1880 Index I Sheets I3 and I6.</p> <p>SO 22997 being a plan of Sections 1 – 7 approved April 1989. Sections 5 – 7 are Crown Land Reserved from Sale.</p> <p>SO 19596 being a plan of road to be stopped and land to be taken. Approved October 1980.</p>
Relevant Gazette Notices	New Zealand Gazette 1988 page 4232 – Road stopping & stopped road.
CT Ref / Lease Ref	<p>1) 14C/990 current lease 2) 338/18 prior lease 3) 337/56. Licence to Occupy [PR 1858] for Pastoral Purposes issued 1/3/1929. Issued over 19290acres.</p>
Legalisation Cards	No action shown for SO 22997
Plan Index	Attached.
CLR	Confirms Pastoral Status. Notes special condition referred to in notes.
Allocation Maps (if applicable)	F40. Searched. See reports 2 of 3 and 3 of 3.
VNZ Ref - if known	N/A
Crown Grant Maps	N/A
<p>If Subject land Marginal Strip :</p> <p>a) Type [Sec 24(9) or Sec 58]</p> <p>b) Date Created</p> <p>c) Plan Reference</p>	<p>a) Section 58 strip.</p> <p>b) 1989</p> <p>c) Sections 5 6 and 7 SO 22997.</p>

Research - continued

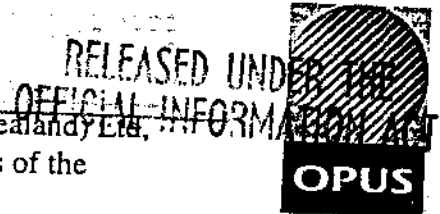
Property	1	of	3
If Crown land - Check Irrigation Maps.	N/A		
Mining Maps	F40 Nothing shown.		
If Road a) Is it created on a Block Plan - Section 43(1)(d) Transit NZ Act 1989 b) By Proc	a) SO Plan N/A b) Proc Plan c) Gazette Ref		
Other Relevant Information a) Concessions - Advice from DOC or Knight Frank. b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998 c) Mineral Ownership Other Info	a) b) c) Either <input type="checkbox"/> 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 <input type="checkbox"/> Contained in [provide evidence]. d)		

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**OPUS INTERNATIONAL CONSULTANTS LIMITED
DUNEDIN OFFICE**

Project Number NLI 0201 145YD

This report has been prepared on the instruction of Knight Frank (New Zealand) Ltd, Alexandra by letter dated 8 April 1999 and is undertaken for the purposes of the Crown Pastoral Land Act 1998.



LAND STATUS REPORT for Glendhu Station
Property 2 of 3

Land District	Otago
Legal Description	Crown Land Block IX Motatpu SD
Area	20.2343 ha
Status	Stewardship Land subject to Section 62 of the Conservation Act 1987.
Instrument of title / lease	Not held under any instrument or document.
Encumbrances	None known. DOC has advised that it has not issued any leases or licences over the area.
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	Conservation Act 1987.
Notes (if any)	The land was allocated to the department of Conservation as D*F40*4*C0 [Con Unit F40 005]

Data Correct as at	3 May 1999
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Prepared by	G Patrick
Crown Accredited Agent	Opus International Consultants Ltd, Dunedin

Certified correct as to status

Max Haydn Warburton
Chief Surveyor
Land Information New Zealand, Dunedin.
31 6 /1999

Proper	2	of	3	
SDI Pri. Obtained	Yes / No			
NZMS 261 Ref	F40			
Local Authority	Queenstown Lakes District Council			
Crown Acquisition Map	Kemp			
SO Plan	Interior Run Roll 1880 Sheets I3 & I6. SO 22267 being the DOC allocation plan for F40.			
Relevant Gazette Notices	Not Applicable			
CT Ref / Lease Ref	Not Applicable			
Legalisation Cards	Not Applicable			
Plan Index	Not Applicable			
CLR	Notes land as map recreation reserve within Run 334C. SO Plan Interior Run Roll (1880).			
Allocation Maps (if applicable)	F40 Item 4			
VNZ Ref - if known	Not Applicable			
Crown Grant Maps	Not searched.			
If Subject land Marginal Strip :	a) Not Applicable			
a) Type [Sec 24(9) or Sec 58]				
b) Date Created	b)			
c) Plan Reference	c)			

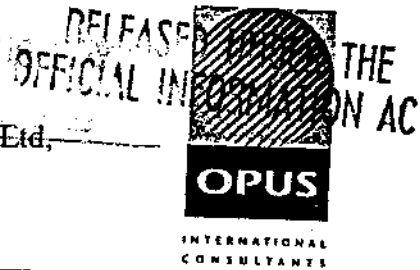
Research - continued

Property 2 of 3	
If Crown land - Check Irrigation Maps.	F40 Nothing found
Mining Maps	F40 No mining interests affecting land.
<p>If Road</p> <p>a) Is it created on a Block Plan - Section 43(1)(d) Transit NZ Act 1989</p> <p>b) By Proc</p>	<p>a) SO Plan Not Applicable</p> <p>b) Proc Plan</p> <p>c) Gazette Ref</p> <p style="text-align: center;">RELEASED UNDER THE OFFICIAL INFORMATION ACT</p>
<p>her Relevant Information</p> <p>a) Concessions - Advice from DOC or Knight Frank.</p> <p>b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998</p> <p>c) Mineral Ownership</p> <p>d) Other Info</p>	<p>a)</p> <p>b)</p> <p>c) Either</p> <p><input type="checkbox"/> 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.</p> <p><input type="checkbox"/> Contained in [provide evidence].</p> <p>d)</p>

**OPUS INTERNATIONAL CONSULTANTS LIMITED
DUNEDIN OFFICE**

Project number NLI 0201 145YD

This report has been prepared on the instruction of Knight Frank (New Zealand) Ltd, Alexandra by letter dated 8 April 1999 and is undertaken for the purposes of the Crown Pastoral Land Act 1998.



LAND STATUS REPORT for Glendhu Station

Property 3 of 3

Land District	Otago
Legal Description	Section 1 Block XVIII Lower Wanaka SD
Area	1.5479 ha
Status	Stewardship Land subject to Section 62 of the Conservation Act 1987.
Instrument of title / lease	Not held under any instrument or document registered in LTO. License under Conservation Act 1987 issued to G C & J L Cochrane for a term of 5 years from 1/7/96. AR \$20.00 [LS 177].
Encumbrances	None known.
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	Conservation Act 1987.
Notes (if any)	The land was allocated to the Department of Conservation as D*F40*19*C0 [Con Unit F40 006]. This land will also be included in the Land Status Report to be undertaken for West Wanaka Station [Not completed as 03/05/99]. It is included in the report for Glendhu, as the land appears to be fenced in with that Pastoral Lease.
Data Correct as at	03 May 1999
Prepared by	G Patrick

Certificate correct as to status



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

31 6 /1999

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OFFICIAL INFORMATION ACT

Research Data: Some Items may be not applicable

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Property	3	of	3	
SDI Pi	Obtained			Yes / No
NZMS 261 Ref				F40
Local Authority				Queenstown Lakes District Council
Crown Acquisition Map				Kemp
SO Plan				SO 964 of September 1897 being a plan of Sections 1 – 8 Block XVIII Lower Wanaka SD. Area coloured pink and annotated "Br Res". [Map Bridge Reserve] SO 22267 being the DOC allocation plan for F40.
Relevant Gazette Notices				None found.
T Ref / Lease Ref				No reference found to land in LTO
Legalisation Cards				
Plan Index				
CLR				Confirms land is CL held under LG. SO 964
Allocation Maps (if applicable)				F40 Item 19
VNZ Ref - if known				Not Applicable
Crown Grant Maps				Not searched.
If Subject land Marginal Strip :				
a) Type [Sec 24(9) or Sec 58]				a) Not Applicable
b) Date Created				b)
c) Plan Reference				c)

Research - continued

Property	3	of	3	
If Crown land - Check Irrigation Maps.				F40 Nothing found
Mining Maps				F40 No mining interests affecting land.
<p>If Road</p> <p>a) Is it created on a Block Plan - Section 43(1)(d) Transit NZ Act 1989</p> <p>b) By Proc</p>				<p>a) SO Plan Not Applicable</p> <p>b) Proc Plan</p> <p>c) Gazette Ref</p> <p style="text-align: center;">RELEASED UNDER THE OFFICIAL INFORMATION ACT</p>
<p>Other Relevant Information</p> <p>a) Concessions - Advice from DOC or Knight Frank.</p> <p>b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998</p> <p>c) Mineral Ownership</p> <p>d) Other Info</p>				<p>a)</p> <p>b)</p> <p>c) Either</p> <p><input type="checkbox"/> 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.</p> <p><input type="checkbox"/> Contained in [provide evidence].</p> <p>d)</p>

Our Ref: Po379/1
(AT1077)
Your Ref: CON/50232/12618

LAND RESOURCES DIVISION

15 November 2001

Knight Frank House
41 - 43 Tarbert Street, Alexandra
Telephone: (03) 448 6935
Facsimile: (03) 448 9099

Crown Property Management
Land Information New Zealand
Private Bag 4721
CHRISTCHURCH

RELEASED UNDER THE
OFFICIAL INFORMATION ACT

ATTENTION: MURRAY MACKENZIE

Dear Sir

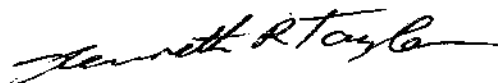
RE: DUE DILIGENCE REPORT - ADDITIONAL LAND GLENDHU

I refer to your e-mail of 1 November 2001 to Phil Murray.

I now enclose a due diligence report for Glendhu dealing with the incorporated land.

Please contact this office if you require further information.

Yours faithfully



K R Taylor
Manager, Alexandra
KNIGHT FRANK (NZ) LIMITED

cc **Geoff Holgate**
Knight Frank (NZ) Limited
P O Box 142
CHRISTCHURCH

Corporate Offices

Auckland
Wellington
Christchurch

13 Offices Nationwide

International

Australia
Belgium
Botswana
China
France
Germany

Hong Kong
India
Italy
Japan
Malawi
Monaco

Nigeria
Portugal
Singapore
South Africa
Spain
Sweden

Tanzania
The Netherlands
United Kingdom
United States
of America
Zimbabwe

Postal Address:
P O Box 27, Alexandra

Knight Frank (NZ) Limited
(An LPL Group Company)

INTERNATIONAL PROPERTY CONSULTANTS

DUE DILIGENCE REPORT

RELEASED UNDER THE
OFFICIAL INFORMATION ACT

CPL PRE TENURE REVIEW ASSESSMENT STANDARD 6:

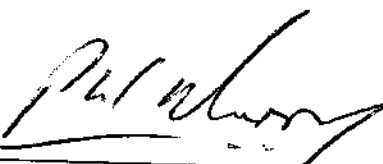
GLENDHU

File Ref:	Po379	Report No:	AT1077	Report Date:	15 November 2001
LINZ Ref:	CON/50232/09/12618/A-ZNO-02				
Office of Agent:	Alexandra	LINZ Case No:		Date sent to LINZ:	15/11/01


RECOMMENDATIONS:

- (1) That the Commissioner of Crown Lands or his delegate note this Due Diligence Report which refers to the incorporation of Section 1 SO 19596 into the pastoral lease.
- (2) That the Commissioner of Crown Lands or his delegate note that the incorporation of SO 19596 has been completed, is in order and that the map accompanying status check to be amended accordingly.

Signed by Knight Frank (NZ) Limited:



P H Murray:



Manager:

Approved/Declined (*pursuant to a delegation from the Commissioner of Crown Lands*) by:

Name:
Date of decision:

RELEASED UNDER THE
OFFICIAL INFORMATION ACT

(1) **Details of lease:**

Lease Name: Glendhu
Location: Wanaka
Lessee: Robert Ian McRae (2/3 share) and Pamela June McRae (1/3 share).
Tenure: Pastoral Lease under Section 66 of the Land Act 1948. (Lease No Po379).
Term: 33 years from 1 July 1984 to 30 June 2017
Annual Rent: \$12,375 (plus GST)
Rental Value: \$550,000
Date of Next Review: 1 July 2006
Land Registry Folio Ref: 14C/990 (Otago Registry)
Legal Description: Sections 1, 2, 3 and 4 SO 22997 and Section 1 SO 19596.
Area: 3095.2317 hectares

(2) **File Search:**

All available files of Po379 Glendhu held by Knight Frank have been searched.

The status check report carried out 3 June 1999 notes that Section 1 SO 19596 was road stopped and incorporated into the lease by Gazette 1988, Page 4232 registered as Document 719851. The lease had been subdivided in 1989 and the incorporation had been overlooked and not shown on the resultant subdivided lease title. This has now been completed and is shown as Memorandum 5082292.1 on the Glendhu lease title.

(3) **Summary of lease document:**

Area adjustments:

Original lease area	3093.7818 ha.
Incorporation 5082292.1	<u>1.4499 ha</u>
Current lease area	3095.2317 ha

RELEASED UNDER THE
OFFICIAL INFORMATION ACT

(4) Summary of Land Status Report:

The Land Status Report prepared by Opus International on 3 June 1999 shows the lease area as 3095.2317 ha having identified the overlooked incorporation and area adjustment on the lease title.

(5) Summarise any uncompleted actions or potential liabilities:

No uncompleted actions arise from the matter of the stopped road.

ATTACHMENTS:

Current lease title.

L. & S. - B. 4
Part
Former Ref. Vol. 338 fol. 18

REGISTERED IN THE LAND REGISTRY
OFFICE BUT NOT UNDER THE LAND
TRANSFER ACT NEW ZEALAND

Entered in the Register-book, the

9th day of July

L. & S. Ref. No. P 379

RELEASED UNDER THE OFFICIAL INFORMATION ACT
at 11.04 o'clock.

REGISTER

[Signature]
SENIOR ASSISTANT Land Registrar.

066/77/990

Pastoral Lease under the Land Act 1948

Issued pursuant to Section 93 of the Land Act 1948 on the subdivision of the land contained in Pastoral Lease P 13.

This Deed, made the 13th day of November 1989 between HER MAJESTY THE QUEEN (hereinafter referred to as "the Lessor") of the one part, and ROBERT IAN McRAE of Manaka Farmer (1/3 share), JUNE McRAE (2/6 share) Married Woman, DONALD WITHELL McRAE of Manaka Farmer (1/3 share) and VICTORIA CLAIRE McRAE of Manaka Married Woman, as tenants in common in equal shares, the said shares.

(hereinafter referred to as "the Lessee"), of the other part: WITNESSETH that, in consideration of the rent hereinafter reserved, and of the covenants, conditions, and agreements herein contained and implied, and on the part of the Lessee to be paid, observed, and performed, the Lessor doth hereby demise and lease unto the Lessee, all that parcel of land containing by estimation 3093.7818 ha more or less, situated in the Land District of Otago, and being Sections 1, 2, 3 and 4

the same is more particularly delineated with bold black lines on the plan hereon; together with the rights,

Interests at Date of Issue:

418688 Agreement under Section 220 of the Soil Conservation and Rivers Control Act 1941 - 22.2.1974 at 1.50pm
[Stamp: CHARGED 2 JUN 1975]

617730 Land Improvement Agreement under the Soil Conservation and Rivers Control Act 1941 - 5.7.1984 at 1.44pm
[Stamp: CHARGED 28 MAR 1986]

[Signature]
A.L.R.

809374/14 Transfer to Robert Ian McRae (2/3 share) and Pamela June McRae (1/3 share) both abovenamed as tenants in common in the said shares - 9.7.1992 at 11.04am

[Signature]
A.L.R.

CERTIFICATE OF NON-REVOCAION OF POWER OF ATTORNEY

I, SUSAN JANE BUNTING Property Officer, of Dunedin.

RELEASED UNDER THE
OFFICIAL INFORMATION ACT

HEREBY CERTIFY

1. **THAT** by an agreement dated the 24th day of January 1990 a copy of which is deposited in the Land Registry Offices at -

DUNEDIN (Otago Registry) and there number 750040
INVERCARGILL (Southland Registry) and there number 171747/1

HER MAJESTY THE QUEEN appointed **LAND CORPORATION LIMITED** at Wellington its Attorney on the terms and subject to the conditions set out in the said Agreement.

2. **THAT** by Deed dated the 12th day of June 1987 a copy of which is deposited in the Land Registry Offices at -

DUNEDIN (Otago Registry) and there numbered 681189
INVERCARGILL (Southland Registry) and there numbered 141782

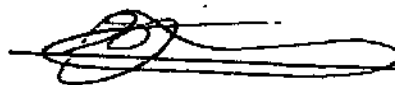
LAND CORPORATION LIMITED at Wellington carrying on the business of land management appointed me its Attorney on the terms and subject to the conditions set out in the said Deed.

3. **THAT** at the date hereof I was Property Officer of the said Corporation.

4. **THAT** at the date hereof, I have not received any notice or information of the revocation of that appointment by the winding up or dissolution of the said **LAND CORPORATION LIMITED** or otherwise.

SIGNED at Dunedin
this 1st day of

April 1991)



easements, and appurtenances thereto belonging. TO HOLD the said premises intended to be hereby demised
 unto the Lessee for the term of 33 years, commencing on the 1st day of July 1984, together
 with the period between the date of this lease and the aforesaid 1st day of July 1984, together
 and paying therefor for the first 11 years of the said term unto the Department of Lands and Survey at
 LAND CORPORATION at Dunedin the annual rent of \$7,650.00 payable without demand by equal half-
 yearly payments in advance on the 1st day of January and the 1st day of July in each and every year during
 the said period of 11 years, and for the next two successive periods of 11 years of the said term a rent deter-
 mined in respect of each of those periods in the manner provided in Section 66 (4A) of the Land Act 1948.
 AND also paying in respect of the improvements specified in the Schedule hereto the sum of \$
 by a deposit of \$ (which has already been paid) and thereafter by half-yearly
 instalments of \$ on the 1st day of January and the 1st day of July in each and every year.

REGISTERED

AND the Lessee doth hereby covenant with the Lessor as follows:

1. ~~That without derogating from or restricting the covenants contained and implied in this lease and on the~~
~~part of the Lessee to be performed or complied with the Lessee will not at any time during the said term de-~~
~~pasture on the land hereby demised more than sheep which number shall not include more than~~
~~breeding ewes nor more than cattle which number shall not include more than~~
 cows PROVIDED HOWEVER that the Lessee may with the prior written consent of the Land Settlement Board
 carry such additional stock on such terms and conditions as may therein be specified subject nevertheless to the
 right of the Land Settlement Board to revoke or vary such consent at any time.

2. That the Lessee will at all times farm the land hereby demised in a manner to promote soil conservation and
 prevent erosion and will comply with the provisions of the Soil Conservation and Rivers Control Act 1941.

it is hereby agreed and declared by and between the Lessor and Lessee:

THAT pursuant to the provisions of the Noxious Animals Act 1956 officers and employees of the New Zealand
 Forest Service and other authorised persons shall at all times have a right of ingress, egress, and regress over the
 land comprised in this lease for the purpose of determining whether such land or any adjoining land is infested
 with deer, wild goats, wild pigs, opossums, or other animals which the said Service is charged with the duty of ex-
 terminating or controlling, or for the purpose of destroying any such animals: Provided that such officers,
 employees, and other authorised persons in the performance of the said duties shall at all times avoid undue
 disturbance of the Lessee's stock.

AND it is hereby declared and agreed that these presents are intended to take effect as a Pastoral Lease of pastoral
 land under Section 66 of the Land Act 1948, and the provisions of the said Act and of the regulations made there-
 under applicable to such leases shall be binding in all respects upon the parties hereto in the same manner as if
 such provisions had been fully set out herein.

RELEASED UNDER THE OFFICIAL INFORMATION ACT

SCHEDULE OF IMPROVEMENTS BELONGING TO THE CROWN

~~In witness whereof the Commissioner of Crown Lands for the said Land District, on behalf of the Lessor, has hereunto set~~
~~his hand, and these presents have also been signed by the said Lessee.~~

Signed by the said Commissioner on behalf of the Lessor, in the presence of—

Witness: _____
 Occupation: _____
 Address: _____

Commissioner of Crown Lands.

Signed by the above-named Lessee, in the presence of—

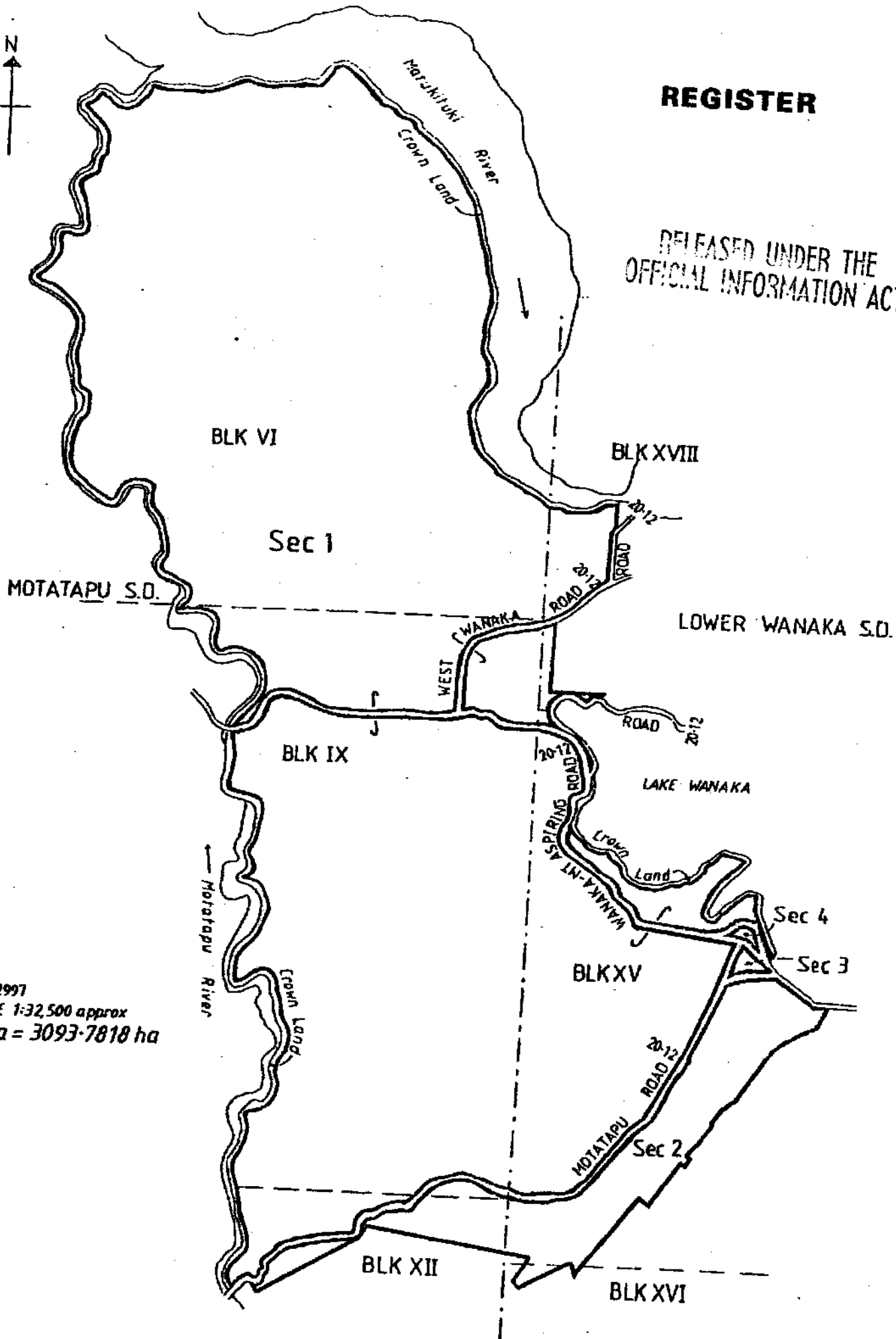
Witness: _____
 Occupation: _____
 Address: _____

Lessee.



REGISTER

RELEASED UNDER THE
OFFICIAL INFORMATION ACT



SD 22997
 SCALE 1:32,500 approx
 Area = 3093.7818 ha

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SIGNED for and on behalf of
HER MAJESTY THE QUEEN pursuant
to a Deed lodged with the District
Land Registrar as NO. 750040 by
LAND CORPORATION LIMITED
by its Attorney
SUSAN JANE BUNTING
in the presence of:

Witness: [Signature]
Occupation: Consultant, Landcrop
Address: Dunedin

SIGNED by LAND CORPORATION LIMITED
by its Attorney

[Signature]

REGISTER

RELEASED UNDER THE
OFFICIAL INFORMATION ACT

SIGNED by the Lessee
ROBERT IAN McRAE
in the presence of:

Witness: [Signature]
Occupation: Solitor
Address: Christchurch

R. I. McRae
Lessee

SIGNED by the Lessee
PAMELA JUNE McRAE
in the presence of:

Witness: [Signature]
Occupation: Solitor
Address: Christchurch

P. J. McRae
Lessee

SIGNED by the Lessee
DONALD WITHELL McRAE
in the presence of:

Witness: [Signature]
Occupation: Solitor
Address: Christchurch

Donald W. McRae
Lessee

SIGNED by the Lessee
VICTORIA CLAIRE McRAE
in the presence of:

Witness: [Signature]
Occupation: Solitor
Address: Christchurch

V. C. McRae
Lessee

RELEASED UNDER THE
OFFICIAL INFORMATION ACT

11.04 09 JUL 92

809374

12

PARTICULARS ENTERED IN REGISTER
LAND REGISTRY DISTRICT
ASST. LAND REGISTRAR
338/18. P.W. [unclear]

