

## **Crown Pastoral Land Tenure Review**

**Lease name : GLENARAY**

**Lease number : PS 008**

### **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.

**June**

**05**



**DUE DILIGENCE REPORT**  
**CPL PRE TENURE REVIEW ASSESSMENT STANDARD 6:**  
**GLENARAY PASTORAL LEASE**

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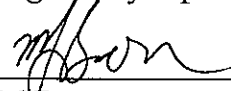
File Ref: CON/50269/09/12442/A-ZNO	Report No: DN0166	Report Date: 28/06/2002
Office of Agent: Dunedin	LINZ Case No: <i>TRO3/35</i>	Date sent to LINZ: 8/07/2002

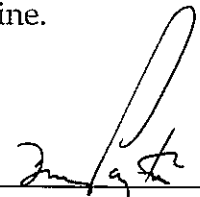
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**RECOMMENDATIONS**

1. That the Commissioner of Crown Lands or his delegate **note** this Due Diligence Report which has been prepared in accordance with the Pre Tenure Review Assessment Standard;
  2. That the Commissioner of Crown Lands or his delegate **note** the following;
    - Allocation D\*F43\*24\*CO(SO11177) of stewardship land to the Department of Conservation pursuant to section 62 of the Conservation Act 1987 is in conflict with other documentation. The allocation schedules show the land was allocated as "parts Waikaia State Forest". This portion of land is shown on SO 8342 as part of Run 626, therefore the land is part of this pastoral lease and was not available for allocation to the department. Copies of SO 11177 and SO8342 are attached as Schedule B to this report.
- Whitecoomb Pastoral Lease (Part Section 1 SO 11735) is held under the same ownership structure as this lease. It would be prudent to process both properties through tenure review concurrently. A copy of the Whitecoomb Pastoral Lease Document is attached as Schedule C to this report.
- This lease has not been converted into Landonline.

**Signed by Opus:**

  
\_\_\_\_\_  
M Brown  
Property Consultant

  
\_\_\_\_\_  
D Payton  
Contract Manager

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

Name: **GRANT KASPER WIBLEY**

Date of decision: *11 / 7 / 02*

*Not Due Diligence Issue*

## 1. Details of lease:

**Lease Name:** Glenaray  
**Location:** On Piano Flat Road, 20 kilometres north of Waikaia and 80 kilometres north of Gore.  
**Lessee:** W Pinckney Limited  
**Tenure:** Pastoral Lease under the Land Act 1948 – Ps/008  
**Term:** 33 Years from 1 July 1987  
**Annual Rent:** \$28,125.00  
**Rental Value:** \$1,250,000.00  
**Date of Next Review:** 30 June 2009  
**Land Registry Folio Ref:** SL 193/239 (Southland Land Registry)  
**Legal Description:** Part Run 626 situated in Obelisk, Rockyside, Gap, Whitcomb, Nokomai, Gravie and Waikaia Survey Districts, Run 655 situated in Gap, Waikaia and Gravie Survey Districts and Section 2 SO Plan 10632.  
**Area:** 50987.8432 hectares

## 2. File Search

Files held by DTZ New Zealand on behalf of LINZ:

File Reference	Volume	From	To
CON/50213/09/12442/A-ZNO	1	1 July 2000	Date
RPo/064-01	1	17 September 1986	Date
RPo/053-01 & 02	1 & 2	20 October 1995	Date
Ps/008-SIN-11	11	18 February 2000	30 June 2000
Ps/008-SIN-10	10	15 October 1997	17 December 1999
Ps/008-SIN-09	9	12 September 1990	20 August 1997

Files held by Opus International Consultants Limited on behalf of LINZ:

File Reference	Volume	From	To
CON/50269/09/12442/A-ZNO	1	14 February 2002	Date

Other relevant files held by LINZ:

File Reference	Volume	From	To
Ps/008-SIN-08	8	16 November 1978	15 October 1991
Ps/008-SIN-07	7	26 June 1985	7 September 1990
Ps/008-SIN-06	6	12 July 1984	9 May 1985
Ps/008-SIN-05	5	3 December 1982	23 July 1984
Ps/008-SIN-04	4	3 June 1977	3 December 1982
Ps/008-SIN-03	3	2 February 1973	25 July 1977
Ps/008-SIN-02	2	2 June 1954	30 February 1973
Ps/008-SIN-01	1	28 August 1950	28 August 1954

### **3. Summary of lease document:**

#### **Terms of lease**

##### *Stock Limitation in Lease*

26,000 sheep including not more than 13,000 breeding ewes; and 2,400 Cattle including not more than 1,900 breeding cows.

##### *Commencement Date*

1 July 1987

##### *Special Provisions*

There are no special provisions in the lease.

#### **Area adjustments**

There are no unregistered area discrepancies

#### **Registered interests**

- 070829.1 Mining Licence under the Mining Act 1971 affecting part of the within land - 22.6.1981.
- 114593.1 Land Improvement Agreement pursuant to the Soil Conservation and Rivers Control Amendment Act 1959 - 18.1.1985.
- 136458.1 Certificate pursuant to Section 115 Public Works Act 1981 - 17.12.1986.
- 265970.2 Mortgage to Cooperatieve Centrale Raiffeisen-Boerenleenbank B.A. - 15.6.1999.
- 273816.1 Transfer of mortgage 265970.2 to Rabobank New Zealand Limited - 15.6.2000.

#### **Unregistered interests**

- A recreation permit [File: RPo/064-SDN-01] was issued to Nic Kagan Guiding over the Glenaray Pastoral Lease in 1998 for a term of 1 year allowing for guided ski tours. This permit has now expired, and there is no indication that any activity continued beyond expiry.
- A recreation permit [File: RPo/053-SDN-01 & 02] was issued to RW and SL Brown over the Glenaray Pastoral Lease for a term of 12 years from 1 October 1998 allowing for motorised ski tours.

### **4. Summarise any Government programmes approved for the lease:**

A Land Improvement Agreement was approved for the lease in 1976 to assist and mitigate erosion over the Lease. Works involved fencing and tracking and the imposition of block grazing limits on particularly erosion prone areas. Work ceased on this plan in 1979, however it was agreed to resume the Plan in 1984. File records indicate that the works were completed as per the revised Agreement.

## 5. *Summary of Land Status Report:*

Opus International Consultants Limited undertook a Land Status Check on 28 June 2002. This check confirms the status of the Land as Crown Land under the Land Act 1948 subject to Pastoral Lease Ps008.

The following items were noted for information:

- 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. The Crown Land reserved from sale section 58 Land Act 1948 along the banks of the Waikaia River, Blue Lake Creek, Gorge Creek, Welshmans Creek and around an unnamed Lake are now deemed to be marginal strips of the same width (section 24(3) Conservation Act 1987) the boundaries of the marginal strips do not change (section 24G(7) Conservation Act 1987).
- Allocation D\*F43\*24\*CO(SO11177) of stewardship land to the Department of Conservation pursuant to section 62 of the Conservation Act 1987 is in conflict with other documentation. The allocation schedules show the land was allocated as "parts Waikaia State Forest". This portion of land is shown on SO 8342 as part of Run 626, therefore the land is part of this pastoral lease and was not available for allocation to the department.
- This lease is subject to two Land Improvement Agreements pursuant to the Soil Conservation and Rivers Control Amendment Act 1959. The document reference for one of these is unclear on the lease document.
- This lease has not been converted into Landonline.

A copy of this report is attached as Schedule A to this report.

## 6. *Review of topographical and cadastral data:*

A review of the topographical and cadastral data indicates the following:

- Huts at NZMG F43 033227, F43 925175, F43 897084, F43 890073, F43 820090, F43 903041, F43 837004 & F44 816991.
- Two footbridges at NZMG F43 032202 & F43 903040
- Airstrips at F43 868005, F43 856027 & F43 878019
- There is an unformed legal road entering the property near the homestead and terminating at Titan Rocks (NZMG F43 967121)

## 7. *Details of any neighbouring Crown or conservation land*

Neighbouring Crown or Conservation Lands are detailed as follows:

	Legal Description	Status	Owner/Lessee
North	Part Run 339F	Conservation Land	Minister of Conservation

	Section 3 SO 24511	Pastoral Lease/ Earnsleugh Station	Her Majesty the Queen/ Earnsleugh Station
<b>West</b>	Part Section 1 SO 11735	Pastoral Lease/ Whitecoomb	Her Majesty the Queen/ W Pinckney Limited
	Crown Land Obelisk Survey District	Marginal Strip	Minister of Conservation
	Crown Land Blocks II & V Whitecoomb, & Block VI Waikaia Survey Districts	Marginal Strip	Minister of Conservation
	Crown Land Block VII Whitecoomb & Block VII Gap Survey Districts	Stewardship Land	Minister of Conservation
<b>South</b>	Crown Land Block III Garvie Survey District	Marginal Strip	Minister of Conservation
<b>West</b>	Run 625	Pastoral Lease/ Nokomai Station	Her Majesty the Queen/ BL & MA Hore
<b>Internal</b>	Crown Land Blocks V, XI, XII & XVI Waikaia, Blocks II, V, IX & X Gap & Block V Whitecoomb Survey Districts	Marginal Strip	Minister of Conservation
	Crown Land Blocks V, XVI & XVII Waikaia & Blocks IV, V, VI & VII Gap Survey Districts	Stewardship Land	Minister of Conservation
	Crown Land Block II Gap Survey District	Scenic Reserve	Minister of Conservation

As Whitecoomb Station (Part Section 1 SO 11735) is held under the same ownership structure as the present lease, it would be prudent to process both properties through tenure review concurrently.

There is no indication that any other properties should be included in the review.

**8. Summarise any uncompleted actions or potential liabilities:**

- Allocation D\*F43\*24\*CO(SO11177) of stewardship land to the Department of Conservation pursuant to section 62 of the Conservation Act 1987 is in conflict with other documentation. The allocation schedules show the land was allocated as "parts Waikaia State Forest". This portion of land is shown on SO 8342 as part of Run 626, therefore the land is part of this pastoral lease and was not available for allocation to the department. Copies of SO 11177 and SO8342 are attached as Schedule B to this report.
- Whitecoomb Pastoral Lease (Part Section 1 SO 11735) is held under the same ownership structure as this lease. It would be prudent to process both properties

through tenure review concurrently. A copy of the Whitecoomb Pastoral Lease Document is attached as Schedule C to this report.

- This lease has not been converted into Landonline.

***Schedule A - Land Status Report***



Project Number 6NLITR.02/ 506YD



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.

<b>LAND STATUS REPORT for Glenaray Station</b>				LIPS Ref 12422
Property	1	of	3	

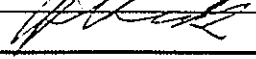
<b>Land District</b>	Southland
<b>Legal Description</b>	Part Run 626 situated in Obelisk, Rockyside, Gap, Whitcoomb, Nokomai, Gravie and Waikaia Survey Districts, Run 655 situated in Gap, Waikaia and Gravie Survey Districts and Section 2 SO Plan 10632.
<b>Area</b>	50988.0451 hectares
<b>Status</b>	Crown Land under the Land Act 1948 subject to Pastoral Lease P.8
<b>Instrument of title / lease</b>	SL 193/239
<b>Encumbrances</b>	Subject to: - <ul style="list-style-type: none"> <li>• 070829.1 Mining Licence under the Mining Act 1971.</li> <li>• Land Improvement Agreement pursuant to the Soil Conservation and Rivers Control Amendment Act 1959. (Document number unable to be identified)</li> <li>• 114593.1 Land Improvement Agreement pursuant to the Soil Conservation and Rivers Control Amendment Act 1959.</li> <li>• 136458.1 Certificate pursuant to section 115 Public Works Act 1981</li> </ul>
<b>Mineral Ownership</b>	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 1853 Murihiku Purchase and 1848 Kemp Purchase
<b>Statute</b>	Land Act 1948 and Crown Pastoral Land Act 1998

LA D STATUS REPORT for Glenaray Station				LIPS Ref 12422
Property	1	of	3	

Data Correct as at	28 June 2002
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I John Stephen Kirk, Property Consultant, Opus International Consultants Limited certify that the above status is in order for approval.

In giving this certification I undertake that the status report has been completed in compliance with all relevant policy instructions and in particular OSG Standard 1999/05 and the Regulatory Chiefs' Land Status Investigations Guidelines 1999/01

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

Peer reviewed by G Patrick



28/6/2002

**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.

- 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. The Crown Land reserved from sale Section 58 Land Act 1948 along the banks of the Waikaia River, Blue Lake Creek, Gorge Creek Welshmans Creek and around an unnamed Lake are now deemed to be marginal strips of the same width (s. 24(3) Conservation Act 1987 effective date 10/4/90) the boundaries of the marginal strips do not change (s.24G (7) Conservation Act 1987).
- Allocation D\*F43\* 24\*CO (SO 11177) of stewardship land to the Department of Conservation pursuant to section 62 of the Conservation Act 1987 is in conflict with other documentation. The allocation schedules shown the land that was allocated as "parts Waikaia State Forest". This portion of land is shown on SO 8342 as part of Run 626, therefore the land is part of this pastoral lease and was not available for allocation to the department.
- This lease is subject to a Land Improvement Agreement pursuant to the Soil Conservation and Rivers Control Amendment Act 1959. The document reference for this on lease document is unclear.
- This lease has not been converted into Landonline.

LA 3 STATUS REPORT for Glenaray Station				LIPS Ref 12422
Property	1	of	3	

Research Data: Some Items may be not applicable

SDI Print Obtained	Yes
NZMS 261 Ref	F44, F43, F44
Local Authority	Southland District
Crown Acquisition Map	Murihiku Purchase and Kemp Purchase
SO Plan	<p>Sighted but not relevant to status – SO's 117 (Topo), 159 (Survey Control), 764 (Topo), 769 (Topo), 772 (Survey Control), 773 (Topo), 774 (Survey Control), 776 (Survey Control), 778 (Survey Control), 779 (Topo), 782 (Survey Control), 783 (Topo), 1546 (Topo), 1545 (Topo), 1629 (Topo), 2266 (Topo), 2275 (Survey Control), 2303 (Survey Control), 2303 (Survey Control), 2335 (Topo), 3315 (Topo), 4325 (Survey Control), 6773 (Survey Control), 6774 (Survey Control), 6775 (Survey Control), 6781 (Topo), 6783 (Topo), 6829 (Topo), 6830 (Topo), 7983 (Topo), 9740 (Survey Control), 10622 (Survey Control), 10720 (Survey Control), 11499 (TLA Boundaries), 11533 (TLA Boundaries), 11589 (Otago Fish and Game Region), 11809 (TLA Boundaries), 12069 (TLA Boundaries), 301280 (TLA Boundaries).</p> <p>SO 1157 – Plan of Sections 1 to 9, Block V, Waikaia Survey District [February 1875] (underlying Run 626)</p> <p>SO 1173- Plan of Sections 1 – 6, Block VI, Waikaia Survey District [March 1955] (part underlying Run 626)</p> <p>SO 2216 – Plan of Block VIII Waikaia Survey District [February 1884] (of land that has been surrendered from this lease)</p> <p>SO 2217- Plan of Block XI, Waikaia Survey District [March 1884] (underlying Run 626).</p> <p>SO 2241- Plan of part Block VII Waikaia Survey District [March 1884] (part underlying Run 626)</p> <p>SO 2214- Plan of part Block XII Waikaia Survey District [January 1884] (part underlying Run 626 now surrendered from this lease)</p> <p>SO 2551- Plan of special claims 10 &amp; 11 Block V Waikaia Survey District [September 1889]</p> <p>SO 2552- Plan of special claims 12 &amp; 13 Block V Waikaia Survey District [October 1889]</p>

<b>LA 5 STATUS REPORT for Glenaray Station</b>				LIPS Ref 12422
Property	1	of	3	

SO 3055- Plan of special claim 15 Block XVI Waikaia Survey District [November 1897]

SO 3121- Plan of special claim 1 Block VII Gap Survey District [March 1898]

SO 3171- Plan of special claim 1 Block V Rockyside and 2 Block III Gap Survey District [December 1898]

SO 3394- Plan of special claims 17 & 18 Block V Waikaia Survey District [October 1900]

SO 6380- Plan of Sections 17 to 20 Block VI Waikaia Survey District [January 1956]

SO 6831- Plan of Run 578 [March 1961] (defines adjoining Nokomai Station)

SO 8342- Plan of Runs 625 and 626 [August 1972]

SO 9533- Plan of Section's 7 & 8 Block XI Section 13 Block XII Section's 52, 53, 54, 55, 56 & 57 Block VIII Waikaia Survey District. [Nov 1981] (Land surrendered from this lease by 096336.1).

SO 9532- Plan of road to be resumed through Run 626 [June 1978]

SO 9560- Plan of Road to be resumed through Run 626 Blocks XIX & XI Waikaia Survey District. [June 1978]

SO 9610- Plan of road to be resumed through Run 626 [October 1978]

SO 10625 – Plan of land to be declared road [May 1985].

SO 10626 – Plan of land to be taken for road and severance and road to be closed [May 1985]

SO 10632 – Plan of land to be declared road, severance and road to be stopped [May 1985]

SO 11176- F42 - Plan of allocations to the Department of Conservation pursuant to Section 62 of the Conservation Act 1987. [April 1987]

SO 11177- F43 - Plan of allocations to the Department of Conservation pursuant to Section 62 of the Conservation

<b>LA D STATUS REPORT for Glenaray Station</b>				LIPS Ref 12422
Property	1	of	3	

	<p>Act 1987. [April 1987]</p> <p>SO 11178- F44 - Plan of allocations to the Department of Conservation pursuant to Section 62 of the Conservation Act 1987. [April 1987]</p> <p>SO 11895- Plan of land to be set apart for Scenic Reserve [October 1992]</p>
Relevant Gazette Notices and / or Computer interest register.	<p>Gazette 1993 page 275 – Areas A-F on SO 11895 Land to be held for Conservation purposes and set apart as Scenic Reserves.</p> <p>Gazette 1987 page 6124 (GN 187155.1)–land to declared road and vested in the Southland County Council and road to be stopped and be incorporated into this lease.</p> <p>Gazette 1981 page 228 (GN 070521.1) Unformed legal road transferred to be Crown and shall be deemed to be Crown Land subject to be Land Act 1948. [Now known as Run 655]</p> <p>Gazette 1934 page 3500 (no registration) Provisional State Forest and Crown Land set apart as a Permanent State Forest [viewed copy not available]</p>
CT Ref / Lease Ref	CL 193/239 [not captured in Landonline]
Plan Index	Run 626 SO's 8342, 9533, 9610.
Legalisation Cards	Searched not relevant information found
Statutory Actions (Landonline)	<p>Parcels Crown Land (Blue Lake, Lake Gow &amp; Lake Scott) Current purpose Scenic Reserve statutory action 1993 page 275.</p> <p>SO 8342- Crown Land within the pastoral lease. Current Purpose Crown Land Reserved from Sale (Marginal Strip). Statutory Action Sec 58 Land Act 1948.</p>
CLR	Confirms pastoral status
Allocation Maps (if applicable)	<p>SOE maps – no allocations within lease area.</p> <p>DOC maps – there are allocations within the lease boundary see report 2 of 3, Adjoining DOC allocations are subject to section 62 of the Conservation Act 1987 references D*F43*30, 31, 35*CO.</p>

<b>LA D STATUS REPORT for Glenaray Station</b>				LIPS Ref 12422
Property	1	of	3	

	Other SOE maps searched nothing found
VNZ Ref - if known	29300 35900 29290 00200
Crown Grant Maps	Not applicable
If Subject land Marginal Strip: a) Type [Sec 24(9) or Sec 58]	a) Sec 58
b) Date Created	b) 1 July 1987
c) Plan Reference	c) SO 8342
If Crown land - Check Irrigation Maps.	Not applicable
Mining Maps	Prospecting permit 39 133 by Commonwealth Resources (NZ) Ltd Prospecting permit 39 018 Eurcka Mining Ltd
If Road a) Is it created on a Block Plan - Section 43(1)(d) Transit NZ Act 1989	a) SO Plan
b) By Proc	b) Proc Plan
	c) Gazette Ref
Other Relevant Information a) Concessions - Advice from DOC or Knight Frank.	<p>a) DOC advice not received at date of this report. The record reflects that there is Conservation area status land within the boundary of this property. (See reports 2 of 3 and 3 of 3)</p> <ul style="list-style-type: none"> <li>On 1<sup>st</sup> October 1998 [for a term of 12 years] R W Brown and S L Brown where granted a recreation permit under Section 66A of the Land Act 1984 on the terms and conditions outlined in the permit for guided snow mobile tours, snow mobile and snowcat borne skiing, landing of ski planes and helicopters operation's.</li> </ul>

<b>LAND STATUS REPORT for Glenaray Station</b>				LIPS Ref 12422
Property	1	of	3	

b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998	b) Searched nothing found
c) Mineral Ownership	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 1853 Murihiku Purchase and 1848 Kemp Purchase
d) Other Info	d) From Knight Frank files: - On 27 September 1993 [for a term of 5 years or until the review of the Land Act 1948] The Minister of Conservation entered into an agreement with W Pinckney Limited to allow the Minister to carry out the conservation of the natural and historic resources on this land.[file show's a request to renew this agreement]

**OPUS INTERNATIONAL CONSULTANTS LIMITED**  
**DUNEDIN OFFICE**

Project Number 6NLITR.02/506YD



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<b>LAND STATUS REPORT for Glenaray Station</b>				LIPS Ref No Ref
Property	2	of	3	

<b>Land District</b>	Southland
<b>Legal Description</b>	Parts Waikaia State Forest situated in Blocks III, IV, V, VI and VIII Gap Survey District, Blocks V, XI, XVI and XVII, Waikaia Survey District and Block V Whitecoomb Survey District.
<b>Area</b>	2940 hectares approximately [subject to survey]
<b>Status</b>	Stewardship land pursuant to Section 62 of the Conservation Act 1987.
<b>Instrument of title / lease</b>	No current instrument or document registered in the Southland Registry
<b>Encumbrances</b>	The land is Relevant Land in terms of Part 9 [Section 48(1)] of the Ngai Tahu Claims Settlement Act 1998
<b>Mineral Ownership</b>	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 1853 Murihiku Purchase and 1848 Kemp Purchase
<b>Statute</b>	Conservation Act 1987

<b>Data Correct as at</b>	28 June 2002
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I John Stephen Kirk, Property Consultant, Opus International Consultants Limited certify that the above status is in order for approval.

In giving this certification I undertake that the status report has been completed in compliance with all relevant policy instructions and in particular OSG Standard 1999/05 and the Regulatory Chiefs' Land Status Investigations Guidelines 1999/01

<b>Prepared by</b>	John Kirk 
<b>Crown Accredited Agent</b>	Opus International Consultants Ltd, Dunedin

Peer reviewed by G Patrick



28/6 /2002



LAND STATUS REPORT for Glenaray Station				LIPS Ref No Ref
Proj	y	2	of	3

**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.

- The area has been estimated less DOC allocation D\*F43\*24\*CO [see status check]. The allocated area is shown on the schedule for SO 11177, pursuant to Section 62 of the Conservation Act 1987.

<b>LAND STATUS REPORT for Glenaray Station</b>				LPS Ref No Ref
Proj	y	2	of	3

**Research Data:** *Some Items may be not applicable*

SDI Print Obtained	Yes
NZMS 261 Ref	F43,
Local Authority	Southland District
Crown Acquisition Map	Kemp Purchase
SO Plan	SO 11177- F43 - Plan of allocations to the Department of Conservation pursuant to Section 62 of the Conservation Act 1987. [April 1987]
Relevant Gazette Notices and / or Computer interest register.	Gazette 1934 page 3500 (no registration) Provisional State Forest and Crown Land set apart as a Permanent State Forest [viewed copy not available]
Ref / Lease Ref	No current instrument or document registered in the Southland Registry
Plan Index	Not reference found
Legalisation Cards	No cards found
Statutory Actions (Landonline)	No statutory actions recorded
CLR	Nothing found
Allocation Maps (if applicable)	Allocated to DOC pursuant to Section 62 of the Conservation Act 1987. Stewardship Land, Allocation Refs D*6 to 23 and 25 to 30*CO.
VNZ Ref - if known	No reference found
Crown Grant Maps	Not applicable always in Crown Ownership
If Subject land Marginal Strip: a) Type [Sec 24(9) or Sec 58]  b) Date Created  c) Plan Reference	a) Not Applicable  b)  c)

<b>LAND STATUS REPORT for Glenaray Station</b>				LIPS Ref No Ref
Proj	y	2	of	3

If Crown land – Check Irrigation Maps.	Checked nothing found
Mining Maps	No record has been found of any lodged Mining applications over this area
<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>Other Relevant Information</p> <p>a) Concessions – Advice from DOC or Crown Files.</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) Crown files show that in 1970 the New Zealand Forest Service and the Commissioner of Crown Lands were investigating the definition of the boundaries of the Waikaia State Forest</p> <p>b) The land is Relevant Land in terms of Part 9 [Section 48(1)] of the Ngai Tahu Claims Settlement Act 1998</p> <p>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</p> <p>d)</p>

Project Number 6NLITR.02/ 506YD



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.

<b>LAND STATUS REPORT for Glenaray Station</b>				LIPS Ref No ref
Property	3	of	3	

<b>Land District</b>	Southland
<b>Legal Description</b>	Crown Land (Lake Gow), (Lake Scott) (Blue Lake) and Crown land reserved from sale situated in Block II Gap Survey District.
<b>Area</b>	103.75 hectares
<b>Status</b>	Scenic Reserve
<b>Instrument of title / lease</b>	No current instrument or document registered in the Southland Registry
<b>Encumbrances</b>	The land is Relevant Land in terms of Part 9 [Section 48(1)] of the Ngai Tahu Claims Settlement Act 1998
<b>Mineral Ownership</b>	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
<b>Statute</b>	Reserves Act 1977

<b>Data Correct as at</b>	28 June 2002
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I John Stephen Kirk, Property Consultant, Opus International Consultants Limited certify that the above status is in order for approval.

In giving this certification I undertake that the status report has been completed in compliance with all relevant policy instructions and in particular OSG Standard 1999/05 and the Regulatory Chiefs' Land Status Investigations Guidelines 1999/01

<b>Prepared by</b>	John Kirk 
<b>Crown Accredited Agent</b>	Opus International Consultants Ltd, Dunedin

Peer reviewed by G Patrick

28/6/2002

LAND STATUS REPORT for Glenaray Station					LPS Ref no reference
Proj	y	3	of	3	

<b>Notes:</b> 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.	
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<b>LAND STATUS REPORT for Glenaray Station</b>				LIPS Ref no reference
Pro	ty	3	of	3

**Research Data:** *Some Items may be not applicable*

SDI Print Obtained	Yes
NZMS 261 Ref	F43
Local Authority	Southland District
Crown Acquisition Map	Kemp Purchase
SO Plan	SO 11895- Plan of land to be set apart for Scenic Reserve [October 1992](approved for Gazette purposes)
Relevant Gazette Notices and / or Computer interest register.	Gazette 1993 p 275- Land to be held for Conservation purposes and set apart as Scenic Reserves
CT Ref / Lease Ref	No current instrument or document registered in the Southland Registry
Plan Index	SO 11895
Legalisation Cards	Confirms Scenic Reserve status
Statutory Actions (Landonline)	Parcels- Crown Land (Lake Gow, Blue Lake & Lake Scott) Survey Office Plan 11895 Current purpose- Scenic Reserve. Statutory Action- New Zealand Gazette 1993 page 275.
CLR	Searched nothing found
Allocation Maps (if applicable)	Searched nothing found
NZ Ref - if known	Not applicable
Crown Grant Maps	Not searched
If Subject land Marginal Strip: a) Type [Sec 24(9) or Sec 58]  b) Date Created  c) Plan Reference	a) Not applicable - change of status Crown Land reserved from sale Section 58 set apart as Scenic Reserve  b)  c)
If Crown land – Check Irrigation Maps.	Not applicable

# LAND STATUS REPORT for Glenaray Station

LPS Ref no reference

Project 3 of 3

Mining Maps	Searched nothing found
<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>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>a) Other Info</p>	<p>a) The Department of Conservation have been consulted</p> <p>b) Searched nothing found</p> <p>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</p> <p>d)</p>



Glenaray

Scale 1 : 50000

0 1000 2000 3000 4000 5000 6000m

RELEASED UNDER THE OFFICIAL INFORMATION ACT

Otago Land  
District  
NZMS 260 F42, F43, F44

Date 09/05/2002  
Sheet 1 of 4

Version

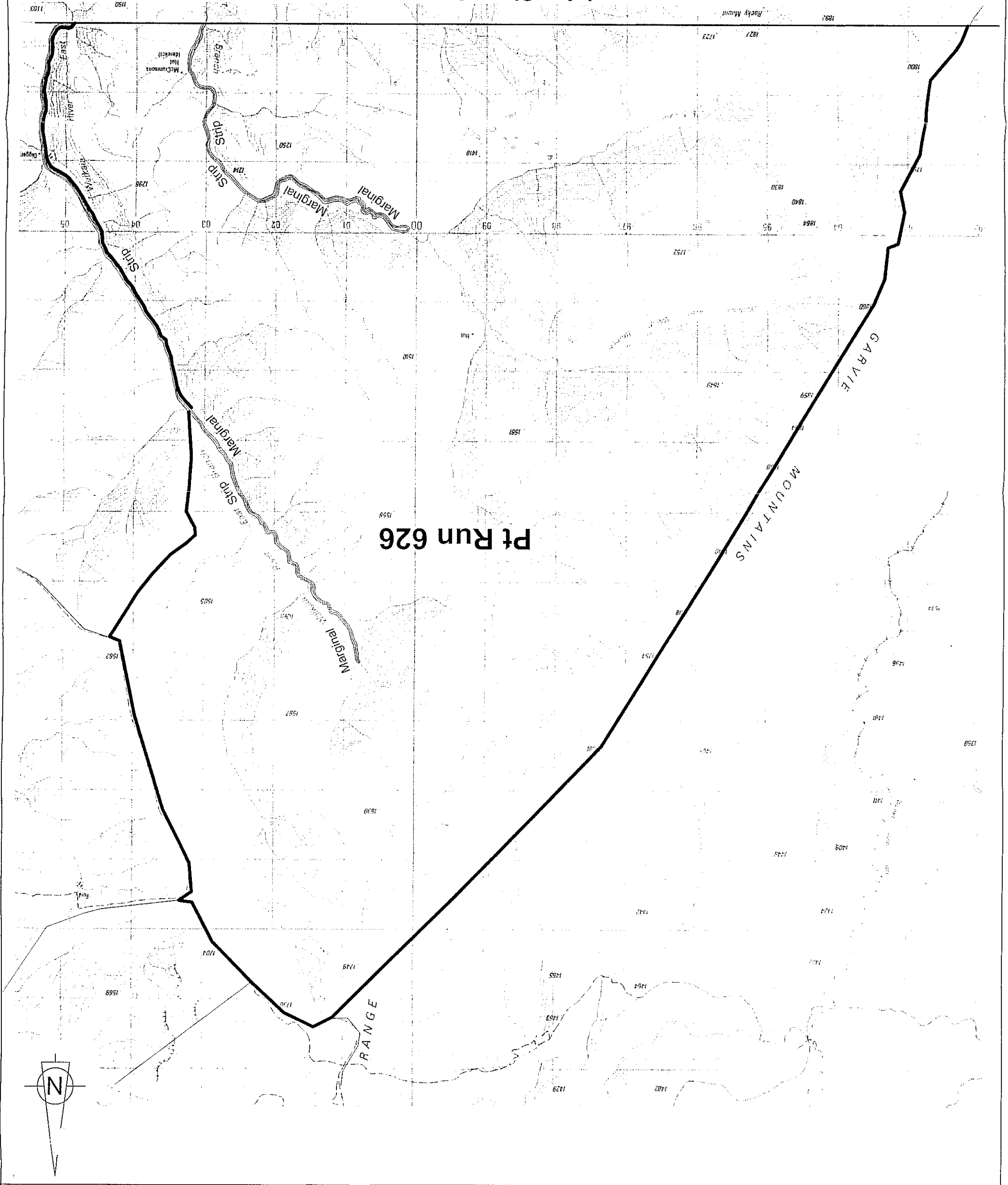
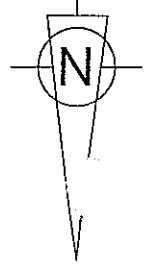
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Joins Sheet 2

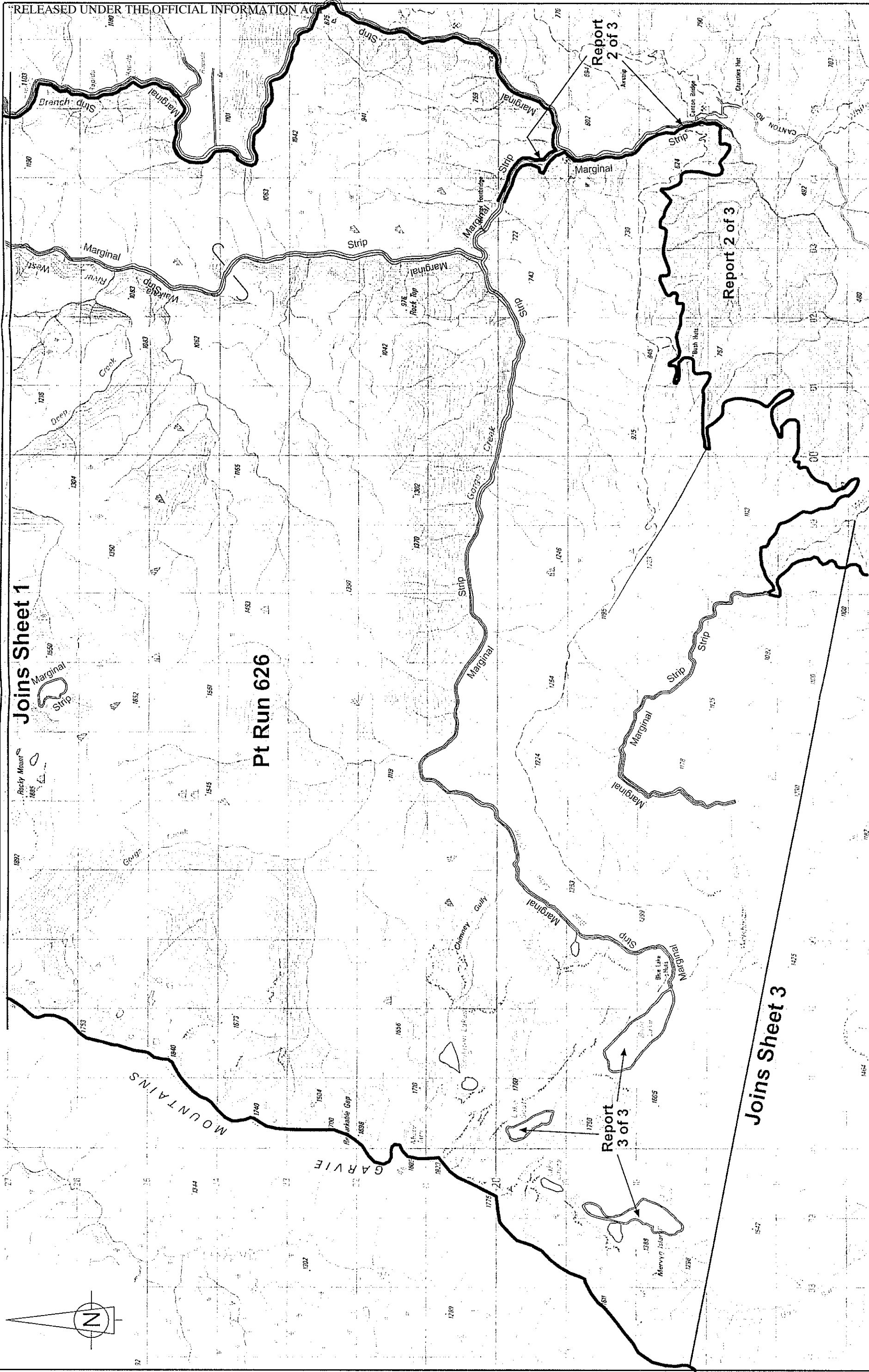
Pt Run 626

GARVIE  
MOUNTAINS

RANGE







Joins Sheet 1

Pt Run 626

Joins Sheet 3

Report 3 of 3

Report 2 of 3

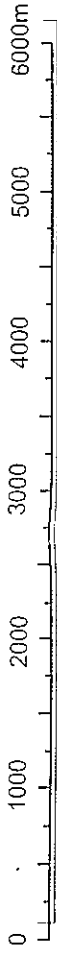
Report 2 of 3



INTERNATIONAL CONSULTANTS  
Graphics by :  
TL Survey services Ltd DUNEDIN

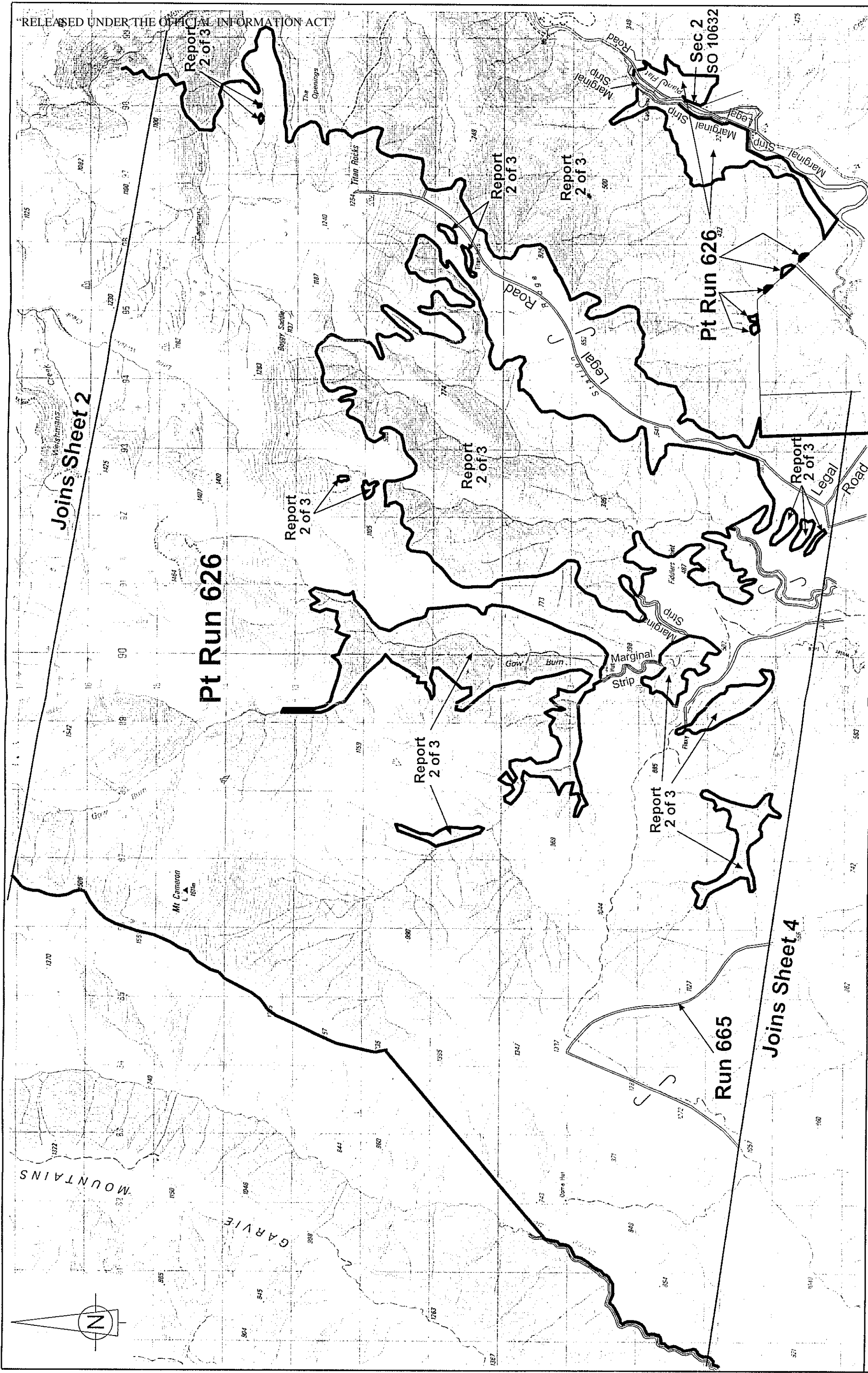
Glenaray

Scale 1 : 50000



Version 1 2 3 4 5

Southland Land District  
NZMS 260 F42,F43,F44  
Sheet 2 of 4  
Date 09/05/2002

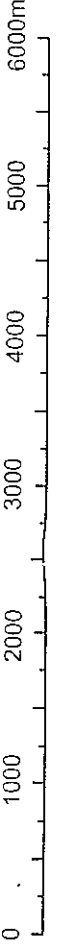




INTERNATIONAL CONSULTANTS

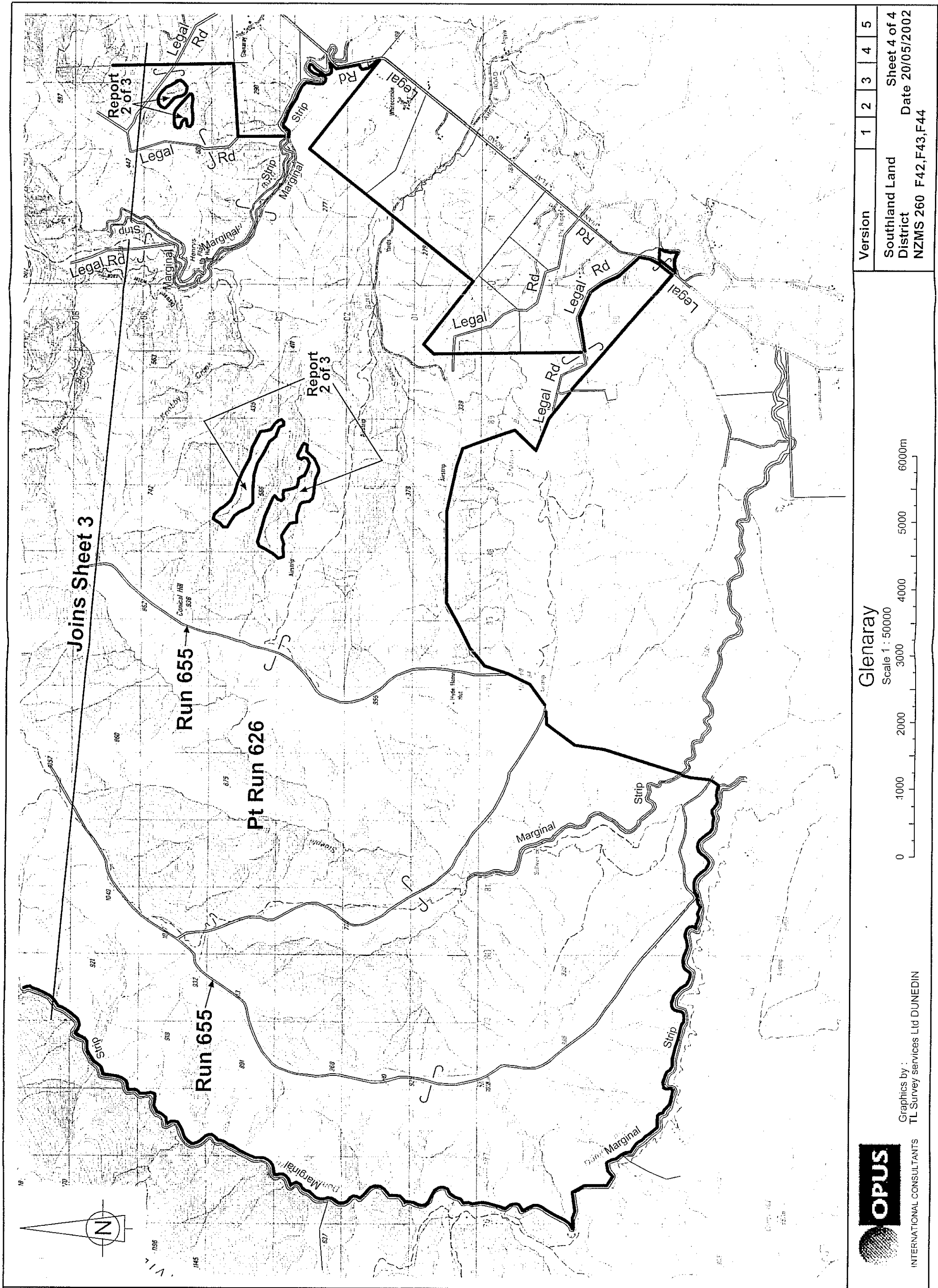
Graphics by :  
TL Survey services Ltd DUNEDIN

**Glenaray**  
Scale 1 : 50000

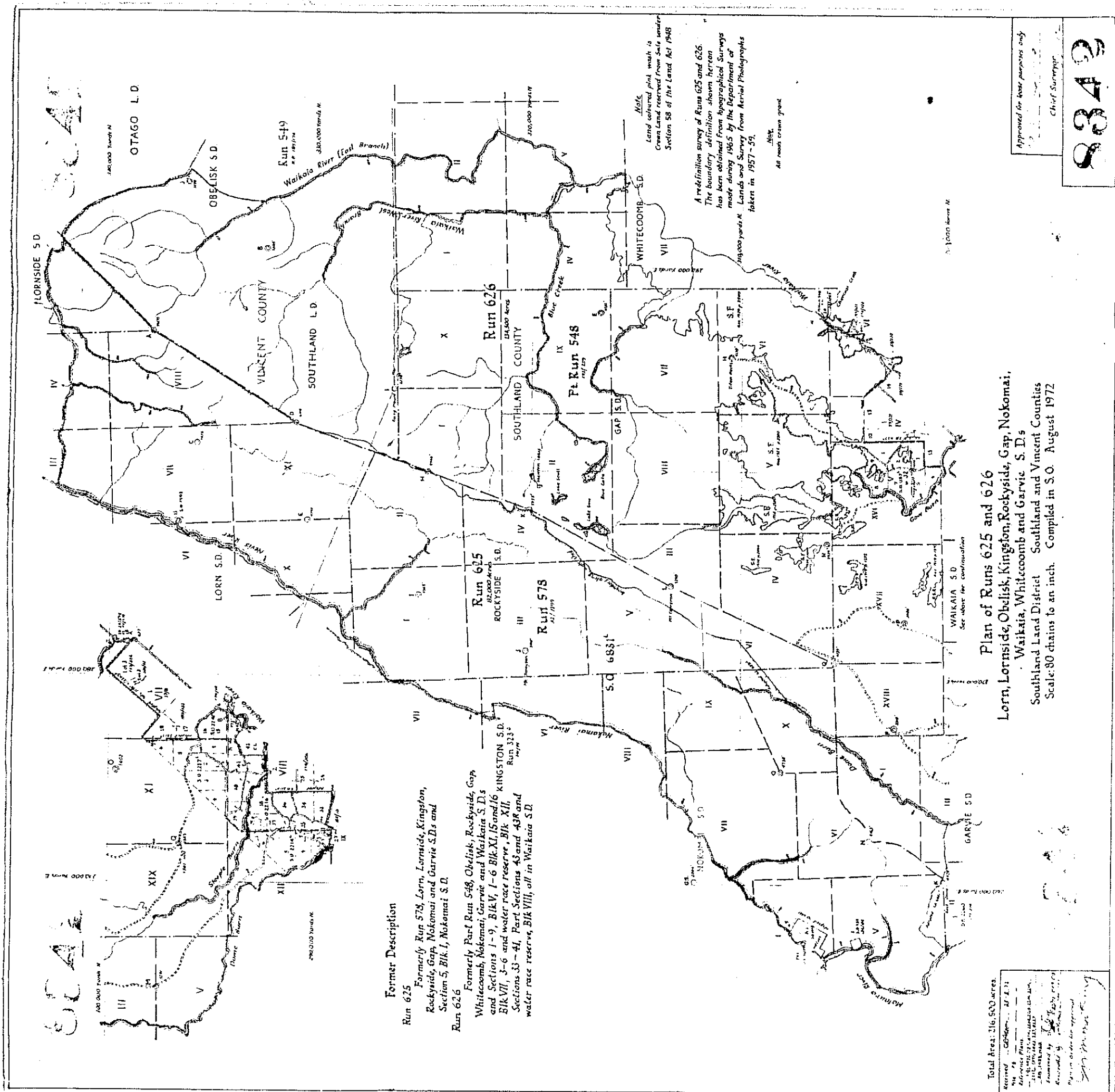


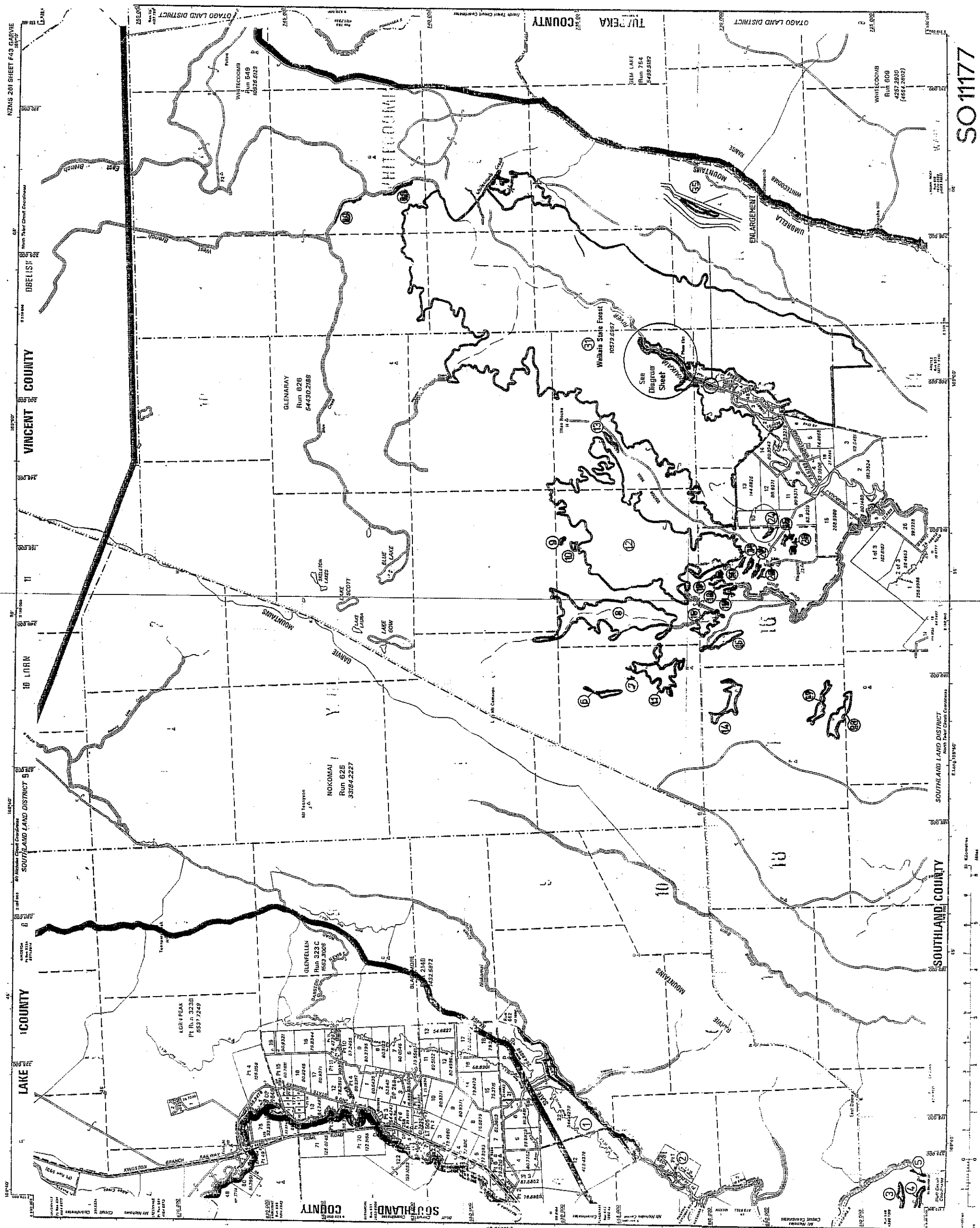
Version	1	2	3	4	5
Southland Land District					
NZMS 260 F42,F43,F44					

Sheet 3 of 4  
Date 09/05/2002



***Schedule B – SO 11177 and SO 8342***





***Schedule C – Copy of the Whitecoomb Pastoral Lease Document***





**COMPUTER INTEREST REGISTER  
UNDER LAND TRANSFER ACT 1952**



Search Copy

Identifier **SL10A/158**  
Land Registration District **Southland**  
Date Registered 17 July 1991 10:40 am

**Part-Cancelled**

**Prior References**  
SL185/174

<b>Type</b>	Lease under s83 Land Act 1948	<b>Term</b>	33 years commencing on the 1st day of July 1987
<b>Area</b>	11510.0000 hectares more or less		

**Legal Description** Section 1 Survey Office Plan 11735

**Proprietors**  
W. Pinckney Limited

**Interests**

149220.1 Certificate of consent pursuant to Section 115 Public Works Act 1981 - 4.3.1988 at 11.15 am  
221502.2 Surrendered as to part Section 1 SO 11735 (as to part shown 'A' on diagram attached) pursuant to Section 145 Land Act 1948 - 28.6.1994 at 10.25 am  
230134.2 Gazette Notice declaring part Section 1 SO 11735 (46.00ha) to be held for Conservation Purposes - 13.4.1995 at 10.20 am  
265970.2 Mortgage to Rabobank New Zealand Limited - 15.6.1999 at 1.17 pm



