

Crown Pastoral Land Tenure Review

Lease name : GLENMORE

Lease number : PT 001

Due Diligence Report (including Status Report) - Part 1

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.

February

07

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

GLENMORE

File Ref: CON/50213/09/12669/A-ZNO-01 Report No: CH0191 Report Date: 25/11/2002

Office of Agent: Christchurch LINZ Case No: Date sent to LINZ: 25/11/2002
TR 05/228

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 incomplete actions which require action by the Manager Crown Property Contracts *[or other party]*:
 - There are eleven huts on the property which exist without any formal rights and have no legal access. These were previously authorised by a sublease (expiry 1 October 1966) which has not been renewed.
 - There has been historical use of the property for the conduction of military manoeuvres by the army within a defined danger area. Use of the area was conducted under a variation of the original lease. There maybe potential contamination of the property.
 - A requirement to designate was lodged by the Mackenzie District Council in June 1996. This was met with fierce resistance from the Lessees. As a result it was proposed to insert a new rule in the District Scheme to allow Defence to carry out its operations without acquiring the land (an access agreement can be negotiated instead). The Mackenzie District Plan does not show the new rule affecting Glenmore. Current military requirements for Glenmore are unknown.

- A license was granted for the development of a hydro-electric scheme on 23 July 1936. This license expired 31 March 1957. It is not known if this installation still operates.

Signed by Opus:



Astrid Blackburn
Property Consultant

Peer Reviewer



Mike Todd
Property Consultant

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



Name: GRANT KASPER WEBLEY

Date of decision: 28 11 02

1. Details of lease:

Lease Name: Glenmore
 Location: Between the Forks and Cass Rivers, Lake Alexandrina and the west shore of Lake Tekapo.
 Lessee: James George Murray , Catherine Anne Murray, and Edward Oral Sullivan.
 Tenure: Pastoral Lease
 Term: 33 Years
 Annual Rent: \$7,200
 Rental Value: \$480,000
 Date of Next Review: 1 July 2006
 Land Registry Folio Ref: CB30A/656
 Legal Description: Part Run 79 situated in Cook, Cass, Jollie and Tekapo Survey Districts.
 Area: 18823.3942 hectares

2. File Search

Files held by Agent on behalf of LINZ:

File Reference	Volume	Open Date	Close Date
CON/50269/09/12669/A-ZNO-01		1/10/2002	Current

Other relevant files held by LINZ:

File Reference	Volume	Open Date	Close Date
Pt/001-SCH-01	01	23/05/1957	06/04/1981
Pt/001-SCH-06	06	03/05/1930	17/02/1970
Pt/001-SCH-07	07	02/03/1970	30/04/1979
Pt/001/-SCH-05	05	16/05/1979	08/12/1980
Pt/001-SCH-08	08	09/02/1981	18/12/1987
Pt/001-SCH-04	04	06/04/1981	07/06/1988
Pt/001-SCH-03	03	06/03/1985	17/06/1991
Pt/001/SCH-02	02	21/04/1993	14/01/2000
Pt/001/1-SCH	1	18/01/1980	04/02/1998
5350/C2170/13-DCH-01	1	23/01/1995	17/07/1998
RPt061-SCH-01	1	18/01/1994	01/07/2002
CON/50213/09/12669/A-ZNO	1	01/07/2000	Current

3. Summary of lease document:

Terms of lease:

A Pastoral Lease issued under the Land Act 1948 commencing 1 July 1951 and renewed in 1 July 1984 with the issue of CB30A/656.

The stock limitation in the lease is 5800 sheep.

The personal exemption to the stock limit is:

not more than 8800 sheep (including not more than 5000 breeding ewes)

not more than 250 cattle (including not more than 175 breeding ewes)

not more than 330 deer (including not more than 250 adult deer)

Area Adjustments:

No. 439473 Proclamation proclaiming the leasehold interest, 17a 1r 15.6p, taken for development of waterpower (Lake Tekapo Scheme) entered 11 June 1956.

No. 457827 Proclamation proclaiming taking land, 174a 2r 30p, for waterpower development 3 May 1957.

No. 445173/1 Surrender of within Lease as to RS 41447 (24.0160 hectares), 26 July 1983.

Registered interests

190007.2 Mortgage to Bank of New Zealand, registered 17 August 1978.

310710.2 Mortgage to The Rural Bank Limited, registered 5 February 1981 and varied 2 February 1993.

A35073.5 Memorandum of Priority making Mortgages 310710.2 and 190007.2 first and second mortgages respectively, registered 2 February 1993.

5322132.1 Open Space Covenant pursuant to Section 22 Queen Elizabeth The Second National Trust Act 1977, registered 22 August 2002.

Unregistered interests

- Eleven huts on the property are located at the northern end of Lake Alexandrina. These were previously authorised by a sublease within the Glenmore lease, expiry date: 1 October 1966. No renewal of the sublease or regularisation of the huts has occurred. The huts exist with out any formal rights and have no legal access.
- Recreation Permit- Grantee/Permit Holder- James G and Catherine A Murray for the purpose of:
 - a) Farm tours, cross-country skiing and general mountaineering.
 - b) Commercial guided and unguided safari hunting.

4. Summarise any Government programmes approved for the lease:

There are no known Government programmes approved for the lease.

5. Summary of Land Status Report:

The land status check notes the following points:

- Part of the pastoral lease is an army training area, the topographical map that covers this area warns of intermittent live firing and unauthorised entry is prohibited.
- Takapo (Lake Tekapo) is subject to a Statutory Acknowledgement in terms of the Ngai Tahu Claims Settlement Act 1998.
- On creation of this the lease the lessee covenanted with Lessor that "pursuant to Section 58 of the Land Act 1948 a strip of land 20 metres in width along the banks of all rivers and streams which have an average width of note less than 3 metres is excluded from within the lease, except that in respect to Scotts Creek, the width shall be 4 metres from the fish grille below the homestead to the source of the creek". No plan has been found that illustrates which rivers or streams are subject to this criterion at the effective date of this lease. The Section 58 of the Land Act 1948 strips are now deemed to be a marginal strip of the same width (s. 24(3) Conservation Act 1987 effective date 10/4/90) the boundaries of the marginal strip do not change (s.24G(7) Conservation Act 1987).

- There has been no formal acquisition of land defined on unapproved plan SO303958 at Mailbox Inlet.

No approval to the proposed surrender of this land was found on file.

6. Review of topographical and cadastral data:

With reference to the topographical and cadastral plan for this property it is evident that the alignment between the legal road and the formed road differ.

As noted in 5. above, part of the property is noted as being an army training area.

7. Details of any neighbouring Crown or conservation land

There are several areas of adjoining Crown owned or conservation land described as follows:

DP 82807	Forestry Wildlife Reserve
DP 82808	Forestry Wildlife Reserve
SO 18830	Her Majesty the Queen/Defence/Scenic Reserve
Res 3411	Reserve
Res 4271	Tekapo Domain
RS 41447	Scenic Reserve
Run 331	Braemar Pastoral Lease

8. Summarise any uncompleted actions or potential liabilities:

1. There are eleven huts on the property which exist without any formal rights and have no legal access. These were previously authorised by a sublease (expiry 1 October 1966) which has not been renewed.
2. There has been historical use of the property for the conduction of military manoeuvres by the army within a defined danger area. Use of the area was conducted under a variation of the original lease. There maybe potential contamination of the property.

3. A requirement to designate was lodged by the Mackenzie District Council in June 1996. This was met with fierce resistance from the Lessees. As a result it was proposed to insert a new rule in the District Scheme to allow Defence to carry out its operations without acquiring the land (an access agreement can be negotiated instead). The Mackenzie District Plan does not show the new rule affecting Glenmore. Current military requirements for Glenmore are unknown.
4. A license was granted for the development of a hydro-electric scheme on 23 July 1936. This license expired 31 March 1957. It is not known if this installation still operates.

Appendices

- Appendix 1- Copy of Status Check and Plan.
- Appendix 2- Folios relating to Lake Alexandrina huts.
- Appendix 3- Folios relating to designation proposal.
- Appendix 4- Folios relating to Hydro-scheme.

APPENDIX ONE: COPY OF STATUS CHECK AND PLAN

**RELEASED UNDER THE OFFICIAL INFORMATION ACT
OPUS INTERNATIONAL CONSULTANTS LIMITED
DUNEDIN OFFICE**

Project Number 6NLITR.02/566YC



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.

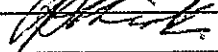
LAND STATUS REPORT for Glenmore	LIPS Ref 12669
Property 1 of 3	

Land District	Canterbury
Local Description	Part Run 79 situated in Cook, Cass, Jollie and Tekapo Survey Districts.
Area	18823.3942 hectares
Status	Crown Land under the Land Act 1948 subject to Pastoral Lease P.1
Instrument of title / lease	CB30A/656
Encumbrances	Subject to 5322132.1 Open Space Covenant pursuant to Section 22 Queen Elizabeth the Second National Trust Act 1997
Mineral Ownership	Mines and Minerals are owned by the Crown because the land has never been alienated from the Crown since its acquisition for settlement purposes from the former Maori owners under the 1848 Kemp Purchase
Statute	Land Act 1948 and Crown Pastoral Land Act 1998


Data Correct as at	18 November 2002
---------------------------	------------------

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

 18/11/2002

LAND STATUS REPORT for Glenmore				LIPS Ref 12669
Property	1	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.

- Part of the pastoral lease is an army training area, the topographical map that covers this area warns of intermittent live firing and unauthorised entry is prohibited.
- Takapo (Lake Tekapo) is subject to a Statutory Acknowledgement in terms of the Ngai Tahu Claims Settlement Act 1998.
- On creation of this lease the lessee covenanted with Lessor that “pursuant to section 58 of the Land Act 1948 a strip of land 20 metres in width along the banks of all rivers and streams which have an average width of note less than 3 metres is excluded from the within lease, except that in respect to Scotts Creek, the width shall be 4 metres from the fish grille below the homestead to the source of the creek”. No plan has been found that illustrates which rivers or streams are subject to this criterion at the effective date of this lease. The Section 58 of the Land Act 1948 strips are now deemed to be a marginal strips of the same width (s. 24(3) Conservation Act 1987 effective date 10/4/90) the boundaries of the marginal strip do not change (s.24G (7) Conservation Act 1987).
- There has been on formal acquisition of land defined on un-approved plan SO 303958 at Mailbox Inlet.

LAND STATUS REPORT for Glenmore				LIPS Ref 12669
Property	1	of	3	

Research Data: Some Items may be not applicable

SDI Print Obtained	Yes
NZMS 261 Ref	I 36, I37
Local Authority	Mackenzie District
Crown Acquisition Map	1848 Kemp Purchase (Canterbury Block)
SO Plan	<p>DP 82808- Plan of Lot 1 for CT diagram purposes formerly Pt Res 2920 Block II Tekapo Survey District. (April 2000) [Adjoining land]</p> <p>DP 82807- Plan of Lot 1 for CT diagram purposes formerly Pt Res 2921 Block I & V Tekapo Survey District. (April 2000) [Adjoining land]</p> <p>SO 303958- Plan for legalisation purposes. (Copy not available un Landonline, this plan defines land in the Mailbox Inlet area, no record that this land has been acquired)</p> <p>SO 15857- Plan of R.S. 41447 situated Block V Tekapo Survey District. [November 1982]</p> <p>SO 17106- I37 -Plan of allocations to the Department of Conservation pursuant to Section 62 of the Conservation Act 1987. [April 1987]</p> <p>SO 17105- I38 -Plan of allocations to the Department of Conservation pursuant to Section 62 of the Conservation Act 1987. [April 1987]</p> <p>SO 11505- Plan that represents the most accurate planimetric definition available as at November 1970 of the boundaries of part of the land in this pastoral lease.</p> <p>SO 11234- Plan of Runs 331, 331A and Pt Run 82 (formerly Run 82 Braemar) situated in Cass and Jollie Survey Districts. [March 1969]</p> <p>SO 8246- Plan of land to be taken for public work situated in Block I, II, V, VI Tekapo Survey District. (November 1949 – April 1950) [Adjoining land].</p> <p>SO 6462- Plan of proposed road through Run 79 & Res. 3411 situated in Block V Tekapo Survey District. [November 1930]</p> <p>SO 6459- Plan of camping Res.4271 & road access being part of Run 79 situated in Block V Tekapo Survey District. [November 1930]</p>

Opus International Consultants Limited

LAND STATUS REPORT for Glenmore				LIPS Ref 12669
Property	1	of	3	

	SO 101- Plan of part of Glenmore Run 79 situated in Tekapo, Jollie & Cass Survey Districts.
Relevant Gazette Notices and / or Computer interest register.	<p>GN 457827- (Gaz 1957 page 6171) Parts of leasehold estate in this pastoral lease taken for development of water power (Lake Tekapo Power Scheme). [adjoining land]</p> <p>GN 439478- (Gaz 1955 page 2018) Road closed adjoining Run 79 [adjoining land]</p> <p>GN 439473- (Gaz 1955 page 2015) Parts of leasehold estate in this pastoral lease taken for development of water power (Lake Tekapo Power Scheme). [adjoining land]</p> <p>Gaz 1964 page 1078- (no registration found) Union of Lake Alexandrina and Tekapo Domains and appointment of Domain Board [adjoining land]</p> <p>Gazette 1949 page 1383- Licence authorizing Gerald George Murray of "Glenmore," Lake Tekapo, Farmer, to use Water for the Purpose of generating Electricity. [in force until the 31st of March, 1957, now expired]</p>
CT Ref / Lease Ref	<ul style="list-style-type: none"> • OT30A/656 Current Lease • 5322132.1 Open space covenant • CB11K/32 former Pastoral Lease • CB529/7 former Pastoral Lease • 445173/1 Surrender of part of Pastoral Lease
Plan Index	See S O Plans shown above
Legalisation Cards	Searched no relevant Legalisation cards found
Statutory Actions (Landonline)	<p>SO 8246- Parcel- Closed road Current purpose- declared Crown Land Statutory action- Gazette 2001 page 891 Historic purpose- Development of Water Power Statutory action- Gazette 1957 page 1361</p> <p>SO 8246- Parcel- Parts Run 79 Current purpose- declared Crown Land Statutory action- Gazette 2001 page 891 Current purpose- Leasehold interest surrendered Statutory action- Gazette 2001 page 889 Historic purpose- Development of Water Power Statutory action- Gazette 1957 page 1361</p> <p>SO 6459- Parcel- Reserve 4271 Current purpose- Tekapo Domain</p>

Opus International Consultants Limited

LAND STATUS REPORT for Glenmore				LIPS Ref 12669
Property	1	of	3	

CLR	Statutory action- Gazette 1964 page 1078 Searched no card found
Allocation Maps (if applicable)	Allocated to DOC pursuant to Section 62 of the Conservation Act 1987. Stewardship Land, Allocation Ref D*I37*4*CO, [See part of report 2 of 3] Adjoining allocation to DOC pursuant to Section 62 of the Conservation Act 1987. Stewardship Land, Allocation Ref D*I36*3*CO Proposed SOE Land Claims nothing found
VNZ Ref - if known	25300/16900
Crown Grant Maps	Not applicable
If Subject land Marginal Strip: a) Type [Sec 24(9) or Sec 58] b) Date Created c) Plan Reference	a) See notes above b) c)
If Crown land – Check Irrigation Maps.	No registered interests found
Mining Maps	No registered interests found
Load Is it created on a Block Plan – Section 43(1)(d) Transit NZ Act 1989 b) By Proc	a) SO Plan Not applicable b) Proc Plan c) Gazette Ref
Other Relevant Information a) Concessions – Advice from DOC or Knight Frank.	a) The Department of Conservation has been consulted and land covered by report 2 of 3 has been identified as being located within the peripheral boundary of the pastoral lease. On 1 st January 2000 [for a term of 8 years] J G and C A Murray where granted a recreation permit under Section 66A of the Land Act 1984 on the terms and conditions outlined in the permit for commercial guided an unguided safari hunting.

Opus International Consultants Limited

LAND STATUS REPORT for Glenmore				LIPS Ref 12669
Property	1	of	3	

<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>b) Takapo (Lake Tekapo) is subject to a Statutory Acknowledgement in terms of the Ngai Tahu Claims Settlement Act 1998.</p> <p>c) Either</p> <p>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) Land Information New Zealand's LIPs database records:-</p> <ul style="list-style-type: none"> • Recreation Permit, which is an unregistered interest, in the name of JG & CA Murray for a term of 9 years, expiring on 30 June 2008. • Residential Permit, which is an unregistered interest, in the name of Glentanner Park for a term of 14 years, expiring on 31 December 2009.
--	--

**OPUS INTERNATIONAL CONSULTANTS LIMITED
DUNEDIN OFFICE**

Project Number 6NLITR.02/566YC

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.



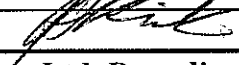
LAND STATUS REPORT for Glenmore				LIPS Ref Not Applicable
Property	2	of	3	Conservation

Land District	Canterbury
Legal Description	Part Run 79 and Reserve 3411 situated in Block V Tekapo Survey District.
Area	2.4812 hectares
Status	Stewardship land pursuant to Section 62 of the Conservation Act 1987.
Instrument of title / lease	No current instrument or document registered in the Canterbury Registry
Encumbrances	The land is Relevant Land in terms of Part 9 [Section 48(1)] of the Ngai Tahu Claims Settlement Act 1998
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

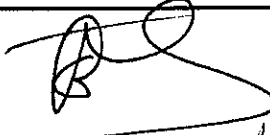
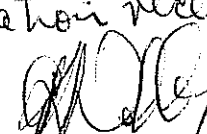
Data Correct as at	18 November 2002
---------------------------	------------------

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

 18 / 11 / 2002
 Information received + accepted  21/11/02

LAND STATUS REPORT for Glenmore				LIPS Ref not applicable
Property	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.

- This area provides access to Camping Reserve 4271 that is part of the Tekapo Domain.
- This is part of a partial surrender of lease that was executed in 1930. This document was not registered against the lease but was excluded from subsequent pastoral leases when renewed.

LAND STATUS REPORT for Glenmore				LIPS Ref not applicable
Property	2	of	3	

Research Data: Some Items may be not applicable

SDI Print Obtained	Yes
NZMS 261 Ref	I37
Local Authority	Mackenzie District
Crown Acquisition Map	1848 Kemp Purchase (Canterbury Block)
SO Plan	SO 6462- Plan of proposed road through Run 79 & Res. 3411 situated in Block V Tekapo Survey District. [November 1930] SO 6459- Plan of camping Res.4271 & road access being part of Run 79 situated in Block V Tekapo Survey District. [November 1930]
Relevant Gazette Notices and / or Computer interest register.	Gaz 1964 page 1078- Union of Lake Alexandrina and Tekapo Domains and appointment of Domain Board. [The conservation land subject to this report provides access to Res. 4271 contained in part of this gazette]
CT Ref / Lease Ref	No current instrument or document registered in the Otago Registry
Plan Index	SO's 6462 & 6459.
Legalisation Cards	No legalisation card for SO's 6462 and 6459
Statutory Actions (Landonline)	No statutory action recorded on SO 6459 and 6462
CLR	C.L. adjoining Run 79 Glenmore [U.C.L surveyed strip intended to be legalised as road access to R.4211 currently C.L.]
Allocation Maps (if applicable)	Allocated to DOC pursuant to Section 62 of the Conservation Act 1987. Stewardship Land, Allocation Ref D*I37*4*CO [DOC ref I370055], [category 8 allocation being Crown Land subject to Sections 66A, 67, 68, Land Act 1948 and unalienated Crown Land not previously accounted for, approved in accordance with the Special Ministerial Coordinating Committee's decision of 25 March 1987. (MCC/SOE 255, 263, 263A 264 & 265)]
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]	a) Not applicable
b) Date Created	b)

LAND STATUS REPORT for Glenmore		LIPS Ref not applicable
Property	2	of 3

c) Plan Reference	c)
If Crown land – Check Irrigation Maps.	Not applicable
Mining Maps	Not applicable.
If Road a) Is it created on a Block Plan – Section 43(1)(d) Transit NZ Act 1989 b) By Proc	a) SO Plan Not applicable 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 d) Other Info	a) This Conservation land has been identified as being within the peripheral boundary of this pastoral lease. b) The land is Relevant Land in terms of Part 9 [Section 48(1)] of the Ngai Tahu Claims Settlement Act 1998 c) Mines and Minerals are owned by the Crown because the land has never been alienated from the Crown since its acquisition for settlement purposes from the former Maori owners under 1848 Kemp Purchase d)

**OPUS INTERNATIONAL CONSULTANTS LIMITED
DUNEDIN OFFICE**

Project Number 6NLITR.02/566YC

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.




LAND STATUS REPORT for Glenmore			LIPS Ref not applicable
Property	3	of	3
Closed Roads			

Land District	Canterbury
Legal Description	Parts Closed Road, adjoining part Run 79, Block V, Tekapo Survey District.
Area	0.6273 hectares
Status	Crown Land under the Land Act 1948
Instrument of title / lease	Part Proclamation 439478
Encumbrances	Parts Subject to Part IX of the Ngai Tahu Claims Settlement Act 1998 [Relevant land]
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

Data Correct as at	18 November 2002
---------------------------	------------------

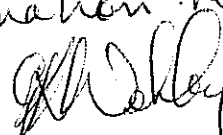
I John Stephen Kirk, Property Consultant, Opus International Consultants Limited certify that the above status is in order for approval.

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

 18 / 11 / 2002

Information received + accepted
 21/11/02

LAND STATUS REPORT for Glenmore				LIPS Ref no applicable
Property	3	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.	
---	--

LAND STATUS REPORT for Glenmore				LIPS Ref no applicable
Property	3	of	3	

Research Data: Some Items may be not applicable

SDI Print Obtained	Yes
NZMS 261 Ref	I37
Local Authority	Mackenzie District
Crown Acquisition Map	1848 Kemp Purchase (Canterbury Block)
SO Plan	SO 8246- Plan of land to be taken for public work situated in Block I, II, V, VI Tekapo Survey District. (November 1949 – April 1950)
Relevant Gazette Notices and / or Computer interest register.	GN 439478- (Gaz 1955 page 2018) Road closed adjoining Run 79
CT Ref / Lease Ref	Not registrations
Plan Index	S O 8246
Legalisation Cards	SO 8246- no legalisation card
Statutory Actions (Landonline)	SO 8246- Parcel- Closed road Current purpose- declared Crown Land Statutory action- Gazette 2001 page 891 Historic purpose- Development of Water Power Statutory action- Gazette 1957 page 1361
CLR	Not searched
Allocation Maps (if applicable)	No allocations found
NZ Ref - if known	Searched Nothing found
Crown Grant Maps	Not applicable
If Subject land Marginal Strip: a) Type [Sec 24(9) or Sec 58] b) Date Created c) Plan Reference	a) Not applicable b) c)
If Crown land – Check Irrigation Maps.	Not applicable

LAND STATUS REPORT for Glenmore				LIPS Ref no applicable
Property	3	of	3	

Mining Maps	No registered licences 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>d) Other Info</p>	<p>a) See report 1 of 3</p> <p>c) Parts Subject to Part IX of the Ngai Tahu Claims Settlement Act 1998 [Relevant land]</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>

**OPUS INTERNATIONAL CONSULTANTS LIMITED
DUNEDIN OFFICE**

Project Number 6NLITR.02/566YC



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.


LAND STATUS REPORT for Glenmore				LIPS Ref 12669
Property	1	of	3	

Land District	Canterbury
Legal Description	Part Run 79 situated in Cook, Cass, Jollie and Tekapo Survey Districts.
Area	18823.3942 hectares
Status	Crown Land under the Land Act 1948 subject to Pastoral Lease P.1
Instrument of title / lease	CB30A/656
Encumbrances	Subject to 5322132.1 Open Space Covenant pursuant to Section 22 Queen Elizabeth the Second National Trust Act 1997
Mineral Ownership	Mines and Minerals are owned by the Crown because the land has never been alienated from the Crown since its acquisition for settlement purposes from the former Maori owners under the 1848 Kemp Purchase
Statute	Land Act 1948 and Crown Pastoral Land Act 1998

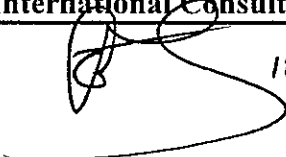
Data Correct as at	18 November 2002
---------------------------	------------------

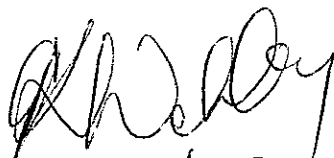
I John Stephen Kirk, Property Consultant, Opus International Consultants Limited certify that the above status is in order for approval.

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

 18/11/2002

Information received and accepted 
21/11/02

**OPUS INTERNATIONAL CONSULTANTS LIMITED
DUNEDIN OFFICE**

Project Number 6NLITR.02/566YC

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.



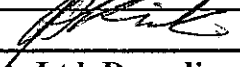
LAND STATUS REPORT for Glenmore				LIPS Ref Not Applicable
Property	2	of	3	Conservation

Land District	Canterbury
Legal Description	Part Run 79 and Reserve 3411 situated in Block V Tekapo Survey District.
Area	2.4812 hectares
Status	Stewardship land pursuant to Section 62 of the Conservation Act 1987.
Instrument of title / lease	No current instrument or document registered in the Canterbury Registry
Encumbrances	The land is Relevant Land in terms of Part 9 [Section 48(1)] of the Ngai Tahu Claims Settlement Act 1998
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

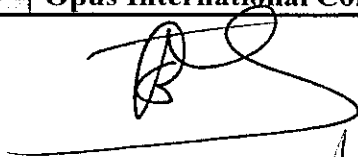
Data Correct as at	18 November 2002
---------------------------	------------------

I John Stephen Kirk, Property Consultant, Opus International Consultants Limited certify that the above status is in order for approval.

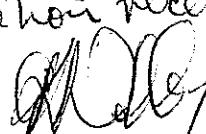
In giving this certification I undertake that the status report has been completed in compliance with all relevant policy instructions and in particular OSG Standard 1999/05 and the Regulatory Chiefs' Land Status Investigations Guidelines 1999/01

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

Peer reviewed by G Patrick



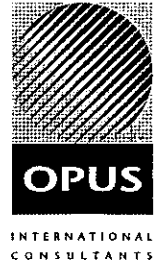
18 / 11 / 2002

Information received + accepted  21/11/02

RELEASED UNDER THE OFFICIAL INFORMATION ACT
OPUS INTERNATIONAL CONSULTANTS LIMITED
DUNEDIN OFFICE

Project Number 6NLITR.02/566YC

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.




LAND STATUS REPORT for Glenmore			LIPS Ref not applicable
Property	3	of	3
Closed Roads			

Land District	Canterbury
Legal Description	Parts Closed Road, adjoining part Run 79, Block V, Tekapo Survey District.
Area	0.6273 hectares
Status	Crown Land under the Land Act 1948
Instrument of title / lease	Part Proclamation 439478
Encumbrances	Parts Subject to Part IX of the Ngai Tahu Claims Settlement Act 1998 [Relevant land]
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

Data Correct as at	18 November 2002
---------------------------	------------------

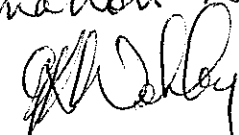
I John Stephen Kirk, Property Consultant, Opus International Consultants Limited certify that the above status is in order for approval.

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

 18 / 11 / 2002

Information received + accepted
 21/11/02