

Crown Pastoral Land Tenure Review

Lease name : GLENTANNER

Lease number : PT 006

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.

June

07

DUE DILIGENCE REPORT
CPL PRE TENURE REVIEW ASSESSMENT STANDARD 6:

File Ref:	Pt 006.01	Report No: R0177	Report Date: 25 May 2000
Office of Agent:	Timaru	LINZ Case No:	Date sent to LINZ: 28 May 2000

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 may require action by the Manager Crown Property Contracts or other party ;

Incorporation of Land

In 1988 Department of Lands requested Landcorp to negotiate the incorporation of an area of land and also to investigate a further area of land for incorporation into the pastoral lease. No further action has been taken to incorporate the land.

Grave Site

In 1985 the then Commissioner was authorised to pursue negotiations for appropriate protection for John Brown's grave site. There has been no further action on that matter. This can now be dealt with by the DGC in the tenure review process.

Seismological Station

On 25 October 1974 Commissioner of Crown Lands granted the Seismological Observatory DSIR Wellington permission to set up a seismological site on Glentanner. There are no particular conditions, no term and no further reference to this matter. It is not known if the station still exists. Further investigation is required.

Sub-Lease to British Pavements

In 1969, consent was granted to a sub-lease to British Pavements for crushing and stockpiling shingle for 2-5 years. Shingle stockpiles are still known to exist, however there is no further reference to this matter on the file. Further investigation is required.

Compensation Certificate 54520/1

This relates to the taking of land for hydro power development which has not been completed as evidenced from the status check map. It is noted that taking of land for and the legalisation of State Highway 80 is not complete. The matter of the Compensation Certificate is a matter that could impinge upon the Commissioner's ability to complete tenure review of this lease.

Survey

The title is subject to survey (Runs 89 and 89A only)

1. *Details of lease:*

Lease Name: Glentanner
 Location: Mount Cook, South Canterbury
 Lessee: Glentanner Station Limited
 Tenure: Pastoral Lease Land Act 1948
 Term: 33 years from 1 July 1984
 Annual Rent: \$3,487.50 plus GST
 Rental Value: \$155,000
 Date of Next Review: 1 July 2006
 Land Registry Folio Ref: 30F/683
 Legal Description: RS 41652 and Part Run 89 and 89A Pukaki, Gladstone, Mueller, Tasman and Jollie Survey Districts
 Area: 4,403.1890 hectares

2. *File Search*

Files held by Agent on behalf of LINZ:

File Reference	Volume	First Folio Number	Date	Last Folio Number	Date
P6	I	folio 1	23 August 1922	folio 204	1 November 1961
P6	II	folio 206	November 1961	folio 355	February 1969
P6	III	folio 356	February 1969	folio 429	July 1971
P6	IV	folio 430	6 August 1971	folio 575	18 December 1975
P6	V	folio 1	December 1975	folio 127	July 1977
P6	VI	folio 128	July 1977	folio 241	December 1979
P6	VII	folio 242	November 1979	folio 389	January 1982
P6	VIII	folio 390	28 January 1982	folio 506	10 June 1983
P6	IX	folio 507	May 1983	folio 613	July 1985
P6	X	folio 614	July 1985	folio 648	May 1986
P6	XI	folio 649	May 1986	folio 715	October 1987
P6	XII	folio 716	October 1987	folio 775	February 1990
P6	XIII	folio 776	February 1990	folio 832	June 1994
P6	XIV	folio 833	17 October 1994	folio 930	12 October 1999
P6	XV	folio 931	12 October 1999		Current

File Reference	Volume	First Folio Number	Date	Last Folio Number	Date
5200-D13-G05		No folio numbers	16 March 1992		6 September 1995
5200-D13-G05	II	No folio numbers	7 September 1995		28 February 1997
CPL/04/10/12737/-ZCH			1 March 1997		Not closed
This is the POL file Related file: CPL/04/10/12789 Some correspondence re POL also on file 5200-D13-G05 Vol II					
CPL0410-12789			4 June 1999		Not closed
<i>Note: The file contains matters relating to the Pastoral Occupation Licence, Recreation Permit and CPLA Consents</i>					

3. Summary of lease document:

Terms of lease

Pastoral Lease under the Land Act 1948 made on the 1st day of July 1984 between Her Majesty the Queen and Glentanner Station Limited a duly incorporated company having its registered office in Timaru, as to a three-quarter share and Ian Kenneth Ivey of Glentanner, Sheep Farmer as to a one-quarter share as tenants in common. The area of land contained being by estimation 4,403.1890 hectares (subject to survey) for a term of 33 years commencing on the first day of July 1984 at an annual rent of \$6,262.50 for the first 11 years calculated on a rental value of \$417,500. For the next two successive periods of 11 years of the said term at a rent as provided for in Section 66 and 132A of the Land Act 1948.

Stock limit set in the lease

Not more than 3,800 sheep which number shall not include more than 1,500 breeding ewes nor more than 120 cattle 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.

Variation of Lease registered 23 February 1993 requiring the consent of the Commissioner of Crown Lands to the transfer of shares where the holder is a company.

From status check;
File records of legal description reconciled.
Term of lease reconciles with file records.
Area reconciles with title area.

Area adjustments

No incorporations or surrenders in the lease. Area shown on title is the same as the area shown in the Status Check. Subject to survey.

Registered interests

Transfers and Transmission Registered against the Lease

- 1 Lease issued in the name of Glentanner Station Limited as to $\frac{3}{4}$ share and Ian Kenneth Ivey as to $\frac{1}{4}$ share with the title registered 18 November 1987
- 2 Transfer A38744/5 of the $\frac{1}{4}$ share of Ian Kenneth Ivey to Glentanner Station Limited
Company Directors: Ross Kenneth Ivey, Patricia Mary Ivey and Ian F Kearney

Encumbrances registered against the lease:

- 1 Compensation Certificate pursuant to Section 17 Public Works Amendment Act registered as number 54520/1
- 2 Land Improvement Agreement pursuant to Soil Conservation and Rivers Control Act 1941 registered as no 439190/1 (Run Plan)
- 3 Land Improvement Agreement pursuant to Section 30A of the Soil Conservation Rivers Control Act 1941 registered as A3657/1 (Rabbit and Land Management program)
- 4 Subject to Survey - Part Runs 89 & 89A only
- 5 Subject to Part IVA Conservation Act 1987 upon disposition

Mortgages registered against the lease:

- 1 Mortgage A38744/6 to the Rural Bank Limited 23 February 1993.

Easements:

- 1 Appurtenant to Rural Section 41652 (Glentanner), a right of way over Part Reserves 3701 and 3865 (Crown Land) shown marked A and B respectively on SO Plan 15913 granted by Deed of Grant of Easements 30F/682.

Unregistered interests

- 1 Recreation Permit (File Reference RPt 006) issued to Glentanner Park (Mount Cook) Limited for a period of 15 years commencing on the first day of January 1995 at a minimum fee of \$5,000 plus GST plus an additional fee at 6.25% of the net profit as determined by the certified accounts of the permit holder on such net profit after tax that exceeds \$80,257 (GST exclusive). The basis and level of fee charged may be reviewed each three years from and including the first day of January 1998. The permitted activities include a licensed airstrip, refuelling operation and aircraft parks and hangars, camping ground, four-wheel-drive sight-seeing tours, motor cycle riding, horse riding, non-powered water craft and farm demonstrations, heli-skiing and mountain craft, sight-seeing flights and snow landings, and accommodation facilities for staff. The permit was varied on 24 May 1999 to include commercial filming with effect from 1 May 1999.

4. Summarise any Government programmes approved for the lease:

A Soil and Water Conservation Plan was registered against the lease as a Land Improvement Agreement cited above on 20 June 1983. The key points of the Run Plan were to retire high altitude land from grazing involving approximately 8,870 hectares, provide off-site grazing for 2,400 stock units displaced, which included 1,930 from the pastoral lease and 470 from the National Park lease. Additional land be provided (Katherine Fields) to carry 1,400 stock units including development of that land as part of the off-site development with the remaining 1,000 stock units to be provided for on Glentanner Lease.

While the development work has been carried out, the achievement of the goals of the Run Plan is in dispute between the lessee and the Canterbury Regional Council (successor to the Waitaki Catchment Commission who were signatories to the agreement for and on behalf of the National Water and Soil Organisation). The lessee is claiming there is still a 1,550 stock unit shortfall in replacement grazing to be provided for under the terms of the Run Plan.

A second Land Improvement Agreement was registered against the lease in July 1992 to secure works under the Rabbit and Land Management Programme. This entirely involved what is known as Katherine Fields (part of Glentanner lease) at the south end of Lake Pukaki and has been completed.

5. Summary of Land Status Report:

The report confirms the legal description and area as Crown Land Subject to the Land Act 1948 and that the pastoral lease is issued pursuant to Section 66 and registered under Section 83 Land Act 1948. Compensation Certificate, Land Improvement Agreements (2) are listed under Encumbrances together with reference to Part IVA Conservation Act 1987 upon disposition. Minerals remain as Crown.

It is noted that there are numerous actions relating to the Compensation Certificate for the raising of Lake Pukaki that have not been actioned or completed. These include in particular legalisation of the State Highway. Survey is also not complete between the pastoral lease and the pastoral occupation licence (now expired).

The site of John Brown's grave south of Freds Stream is noted.

Certain areas appear to be proposed for inclusion into the pastoral lease, being RS 41224, and an ungazetted roadman's cottage site containing .4046 hectares (subject to survey). An area of Crown Land, 24.4849 hectares shown on SO Plans 14677 and 14678 as being areas set apart for generation of electricity. It may be these areas should be incorporated into the lease, however no comment is made to that effect in the report.

6. Review of topographical and cadastral data:

A review of the Land Status Check Map indicates a state of confusion and illogical boundaries. This arises from two principal areas: firstly land taken for hydro electricity development is incomplete which leaves land shown as lake still within the title, State Highway which has not been taken and gazetted as road, and land which appears should be incorporated into the pastoral lease.

Secondly the survey to be completed to define the legal boundary between the pastoral lease and the pastoral occupation licence as the result of surrender following implementation of a Soil and Water Conservation Plan. It should also be noted that there was agreement with the Waitaki Catchment Commission to amend the boundary in the region of the tarns at grid square 7696 Map Sheet H37. There is no fenceline definition over approximately a 2000m length of the survey not completed and the distance between topographical features on this length is outside survey regulations without pegging. The remaining western boundary is largely fenced except for occasional natural features such as rock bluffs.

The north and south boundary is partially fenced while the eastern side needless to say is not fenced in the lake or riverbed. Both sides of the existing but not legal SH 80 is fenced.

There is a maze of various legal roads being the old Mount Cook roads running beside Lake Pukaki and the Tasman River.

The grave of John Brown is noted on the flat below Freds Stream.

In conclusion the correlation between topographical features and cadastral information is not possible under the present state of affairs.

7. Details of any neighbouring Crown or conservation land

- 1 Pastoral Occupation Licence, Part Run 89 and Part 89A "Glentanner" Mueller and Tasman Survey Districts, Certificate of Title 30F/684, containing approximately 8,870 hectares. This area lies to the west of the Glentanner Pastoral Lease and was surrendered from the pastoral lease under a Soil and Water Conservation Plan. The land is generally mountainous rising from approximately 1,000 metres to the top of the Ben Ohau Range with the highest point being Mauka Auta at 2,557 metres. There are small areas along the boundary with Glentanner Pastoral Lease that would be suitable for inclusion in with the pastoral lease for tenure review. In addition there has been no resolution to a dispute over the outcome of the Soil and Water Conservation Plan and as the result some grazing is still relied upon on the Pastoral Occupation Licence.
- 2 Part R2652 Block XVIII Mueller Survey District containing 78.9137 hectares. An area of Crown Land either side of State Highway 80 north of Birch Hill Stream at the entrance to Mount Cook National Park. Formerly considered for the Birch Hill Village site. It is

generally flat to easy rolling land and grazed by Glentanner Station in with a National Park grazing licence.

- 3 Land in the current title of Glentanner pastoral lease, subject to a Compensation Certificate for hydro development that is fenced and clear of the lake. The land is situated south of Twin Stream between State Highway 80 (Mount Cook Road) and Lake Pukaki. Currently grazed by Glentanner Station pending completion of the compensation issues.
- 4 Conservation land situated between RS 41652 (Katherine Fields) and the crest of the terminal moraine at the south end of Lake Pukaki. The land is described as Part RS 41651 shown on SO 15913. Although intended to become conservation land, a survey plan dated September 1999 identifies it as Crown Land pursuant to Gazette 1963 Page 1206. The land concerned is approximately 62 hectares of easy rolling downs on the southern side of the moraine crest principally covered with fescue tussock and brown top. It is not considered to have important inherent values.
- 5 Crown Land in the Tasman Riverbed and various small blocks within the title area have a probable future as either freehold or conservation and it could be desirable for an orderly rationalisation to have them included in the tenure review process. The small blocks referred to are those described in 8 below under Incorporation of Land.

8. Summarise any uncompleted actions or potential liabilities:

Incorporation of Land

In 1988 Department of Lands requested Landcorp to negotiate the incorporation of an area of land and also to investigate a further area of land for incorporation into the pastoral lease. These show at folios 249, 308, 615, 644, 723, 737, 738 and 747 dating from 28 February 1980 until 27 April 1988.

The first is area X on SO 14677 containing 2.2725 hectares (note also shown on SO 24677 as Parcel X). It is shown as Item H37(9) in the original SOE allocation map.

Lands also noted item H37(1) on the SOE allocation map being an area of 4046 square metres of Crown Land and requested that Landcorp also investigate incorporation of that area, known as the Roadman's Cottage, into the Pastoral Lease.

The last letter on these matters from the Office of Crown Lands is at Folio 836 on 10 May 1994 with a detailed letter in reply from Landcorp at Folio 838 on 23 January 1995 which deals with both areas of land. No further action has been taken to incorporate the land.

Grave Site

John Brown's grave site, Folio 615, 8 July 1985, memorandum from Head Office (Department of Lands and Survey) where the Commissioner was authorised to pursue negotiations for appropriate protection for John Brown's grave site. There has been no further action on that matter.

Seismological Station

At Folio 493 on 25 October 1974 Commissioner of Crown Lands grants superintendent of the Seismological Observatory DSIR Wellington permission to set up a seismological network of

which one site is at Bush Stream on Glentanner. There are no particular conditions, no term and no further reference to this matter. It is not known if the station still exists.

Sub-Lease to British Pavements

At Folio 371 18 August 1969 a sub-lease was granted to British Pavements of approximately 7 acres for crushing and stockpiling shingle. Shingle stockpiles are still known to exist, however there is no further reference to this matter on the file. The term is not known, however a copy of a letter from British Pavements to the lessee indicated that the lessee only wanted two years whereas the company preferred five years. The company noted that after a period of two years they would like a longer period to be agreed upon.

Compensation Certificate 54520/1

This relates to the taking of land for hydro power development and is not complete as evidenced from the status check map. In a letter on file dated 25 February 2000, from Treasury to Opus International Consultants Limited, it would appear that the consultants have been instructed to process matters related to the Compensation Certificate. It is noted that land for the legalisation of State Highway 80 is also not complete. While matters relating to the Compensation Certificate may be able to be brought down on freehold land, it is doubtful if freehold title could be granted without completion of legalisation of the State Highway, and in any case it would be preferable to ensure that all matters relating to the Compensation Certificate are completed prior to a substantive proposal for tenure review being presented to the lessee. Therefore the matter of the Compensation Certificate is a matter that could impinge upon the Commissioner's ability to complete tenure review of this lease.

APPENDICES:

Schedule A. Land Status Report.
Schedule B Neighbouring Land

SCHEDULE A Land Status Report

KNIGHT FRANK (NZ) LIMITED

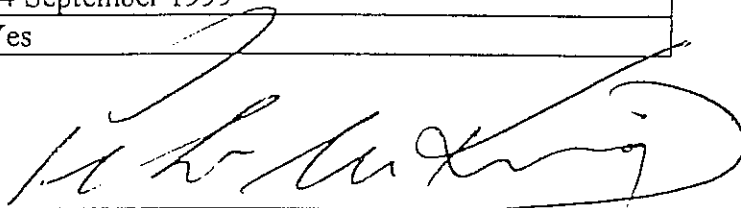
Appendix A

This report has been prepared on the instruction of Land Information New Zealand in terms of the contract number 50178 dated September 1999 and is undertaken for the purposes of the Crown Pastoral Leases Act 1998.

LAND STATUS REPORT for GLENTANNER				[LIPS ref.12789]
Property	1	of	4	

Land District	Canterbury
Legal Description	RS 41652 & Part Runs 89 & 89A situated in Blocks XIII Pukaki, Block I Gladstone, Block XVII Mueller, Blocks III, VII & XI Tasman & Block X Jollie Survey Districts
Area	4403.1890 hectares
Status	Crown Land subject to the Land Act 1948
Instrument of lease	All Pastoral Lease 30F/683 pursuant to section 66 as registered under section 83 Land Act 1948.
Encumbrances	Subject to survey (Part Runs 89 & 89A only). Compensation certificate No. 54520/1 pursuant to section 17 Public Works Amendment Act 1948. Land Improvement Agreement No. 439190/1 under the provisions of Soil Conservation and Rivers Control Act 1941. Land Improvement Agreement No. A3657/1 under the provisions of Soil Conservation and Rivers Control Act 1941. Subject to Part IVA Conservation Act 1987 upon disposition.
Mineral Ownership	Minerals remain with the Crown as the land has never been alienated since its acquisition for settlement purposes, from the former Maori owners under the Kemp purchase 1848.
Statute	Land Act 1948 & Crown Pastoral Land Act 1998.

Data Correct as at	24 September 1999
[Certification Attached]	Yes



Prepared by	Peter M King
Crown Accredited Agent	Knight Frank (NZ) Limited

KNIGHT FRANK (NZ) LIMITED

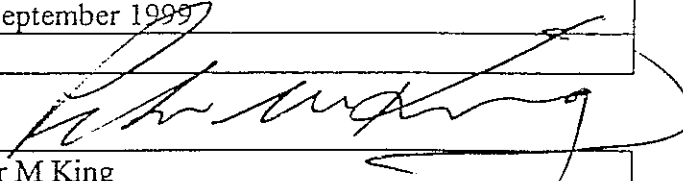
Appendix B

This land status report has been prepared on the instruction of Land Information New Zealand in terms of the contract number 50178 dated September 1999 and is undertaken for the purposes of the Crown Pastoral Leases Act 1998.

LAND STATUS REPORT for GLENTANNER		[LIPS ref.12789]
Property	1	of 4

Land District	Canterbury
Legal Description	RS 41652 & Part Runs 89 & 89A situated in Blocks XIII Pukaki, Block I Gladstone, Block XVII Mueller, Blocks III, VII & XI Tasman & Block X Jollie Survey Districts
Area	4403.1890 hectares
Status	Crown Land subject to the Land Act 1948
Instrument of lease	All Pastoral Lease 30F/683 pursuant to section 66 as registered under section 83 Land Act 1948.
Encumbrances	Subject to survey (Part Runs 89 & 89A only). Compensation certificate No. 54520/1 pursuant to section 17 Public Works Amendment Act 1948. Land Improvement Agreement No. 439190/1 under the provisions of Soil Conservation and Rivers Control Act 1941. Land Improvement Agreement No. A3657/1 under the provisions of Soil Conservation and Rivers Control Act 1941. Subject to Part IVA Conservation Act 1987 upon disposition
Statute	Land Act 1948 & Crown Pastoral Land Act 1998

Data Correct as at	24 September 1999
[Certification Attached]	Yes



Prepared by	Peter M King
Crown Accredited Agent	Knight Frank (NZ) Limited

Certification:

Pursuant to section 11(1)(1) of the Survey Act 1986 and acting under delegated authority of the Surveyor-General pursuant to section 11 (2) of that act, I hereby certify that the land described above is; Crown Land subject to the Land Act 1948.

R. Moulton

Date *6* / *10* / 1999

R Moulton, Chief Surveyor
Land Information New Zealand, Christchurch

GLENTANNER RESEARCH - Property 1 of 4

<p>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</p>	<p>Affecting Part Runs 89 & 89A</p> <ul style="list-style-type: none"> (i) Areas on; SO 14677 & 14678 partially acted upon. (ii) Areas on; SO 14779, 14680, 14681, 14682, 14832, 14833, 14834, & 17788 legalisation plans of land for road (S.H 80), road to be stopped & land for water power development. No action at all. (iii) Compensation issues relating to raising Lake Pukaki water level, refer LINZ CH file 40/14/4/1/5. (iv) Lateral fencing issues relating to lowering contour level, to raising of Lake Pukaki water level, refer LINZ CH file 40/14/4/1/5. (v) Legal road not contiguous with the current riverbank along or parallel to the Tasman River. (vi) John Brown (1870) grave site, south of Freds Stream. <p>Affecting RS 41652</p> <ul style="list-style-type: none"> (i) Area on SO 16733, land for water power development. No action. (ii) Legal road not contiguous with the formation along the Pukaki River. <p>Affecting pastoral lease 30F/683</p> <ul style="list-style-type: none"> (i) Pastoral Occupation Licence 30F/684 effectively has expired. No resolution as to a renewal ? Instruments relating to Glentanner, continue to be added as memorials to the POL. (ii) QE II covenant proposal, "Glentanner Wetland" (circa 1991), no conclusion. (iii) Formal addition of RS 41224 (The Rest) and Crown Land (Roadmans Cottage Site) to pastoral lease ? (iv) Completion of survey between current lease 30F/683 and POL 30F/684 has stalled, owing to fencing issue. (v) Lease 30F/683 includes substantial areas of streambed currently with no appellation or status considerations (i.e. Freds, Bush, Twin & Whale Streams). (vi) Area referred to as "Birch Hill") north side of Birch Hill Stream) formerly grazed under lease from DoC (Mt Cook National Park). Currently expired. (vii) As at 24 September 1999, document compensation certificate No. 54520/1 was not able to be located in the Christchurch Registry of the Land Titles Office LINZ. (viii) Subject to survey. Area and parcel not defined on a single plan in the Chief Surveyors records.
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LAND STATUS REPORT for GLENTANNER				[LIPS ref.12789]
Property	1	of	4	

Research Data: Some Items may be not applicable

Property	1	of	4	
SDI Print Obtained				Yes
NZMS 261 Ref				H37
Local Authority				Mackenzie District Council
Crown Acquisition Map				Kemp Purchase
SO Plan				RS 41652 (SO 15913) & Part Runs 89 & 89A (SO 13326 subject to survey)
Relevant Gazette Notices				SO 14677/14678 NZ gazette 1980 page 304 Document No. GN 265372/1. SO 14677 NZ gazette 1980 page 305 Document No. GN 265371/1.
CT Ref / Lease Ref				All Pastoral Lease 30F/683.
Legalisation Cards				SO 14677/14678 partial action. SO 14679/14680/14681/14682/14832/14833 14834/16733/17788 no action.
CLR				N/A
Allocation Maps (if applicable)				SOE, Electricity Corporation of New Zealand (original allocation E*H37*1*C0) Schedule IX Upper Waitaki Scheme, Lake Pukaki, subject to an operating easement in gross.
VNZ Ref - if known				Part assessment 25320-03400 (Pt Runs 89 & 89A) All assessment 25320-20200 (RS 41652)
Crown Grant Maps				Pukaki (No date), BM 181 (circa 1860)
If Subject land Marginal Strip:				Note: Subject to the provisions of section 58 of the Land Act 1948 on lease 30F/683 and SO 13326 Birch Hill Stream, Freds Stream, Bush Stream, Twin Stream & Whale Stream are clearly depicted on SO 13326 (1974) as a pecked line without a one chain strip having been laid off. In view of LINZ letter dated 13 November 1997 regarding "Lilybank" and Ministerial Co-Ordinating Committee/State Owned Enterprises paper 271 dated 31 March 1987 (Dept of Justice) it would appear this memorial to have no substance unless a one chain strip was laid off by definition on a plan in the Chief Surveyors records.
a) Type [Sec 24(9) or Sec 58]				
b) Date Created				
c) Plan Reference				

LAND STATUS REPORT for GLENTANNER		<i>[LIPS ref.12789]</i>	
Property	1	of	4

Research – continued

Property	1	of	4	
If Crown land - Check Irrigation Maps.				N/A
Mining Maps				H37- No interest identified.
If Road				
a) Is it created on a Block Plan - Section 43(1)(d) Transit NZ Act 1989				a) SO Plan: 3100, 3101,3128 & Topo 39T, 59T (Section 110A Public Works Act 1928 & Crown Grant). Subject to Transit New Zealand Act 1989 (S.H 80)
b) By Proc				b) Proc Plan: So 6815, 7226 9663 Gazette Ref: 1936 page 1154, 1942 page 1321, 1963 page 1239.
Other Relevant Information				
a) Concessions - Advice from DOC or Knight Frank.				a) Recreation Permit "Glentanner Park (Mt Cook) Ltd", term 15 years (expires year 2010).
b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998.				b) Subject to Part 9 Ngai Tahu Claims Settlement Act 1998. Deed of Recognition Schedule 34 Ngai Tahu Claims Settlement Act 1998.
c) Mineral Ownership				c) 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 Kemp Purchase 1848. Contained in [provide evidence] PR 345 (1912) Run 89 & PR 346 (1912) Run 89A earliest leases available after Canterbury gazette 1867 page 160 (No 266), confirmation of runs under the Canterbury Land Regulations. NZ gazette 1913 page 1610 (Accommodation House Purposes), reservation revoked by NZ gazette 1963 page 1206.
d) Other Info				d) Although not immediately relevant now to the lease in general, the southern area consists, of several small parcels of land "set apart for the Generation of Electricity" by all NZ gazette 1980 page 304. The setting apart would appear inconsistent with the current topography and or the recent ECNZ decision to alter the operating lake level.



Your Ref :

Our Ref : Contract 50178

03 May 1999

Knight Frank (NZ) Limited
Land Resources Division
PO Box 142
CHRISTCHURCH

4th Floor, Knight Frank House
76 Cashel Street, Christchurch
Telephone: (03) 379 9787
Facsimile: (03) 379 8440

Attention : Mr G Holgate

Dear Sir

STATUS INVESTIGATIONS - PASTORAL TENURE REVIEW
CONTRACT 50178

Attached as required by Schedule Two of the LINZ Services Agreement (page 11) item 2;

- Status Check Report
- One colour photocopy of the plan
- Original colour plan and cadastral overlay

for the first six (6) pastoral runs on contract 50178 being:

Glentanner
Brooksdale
Mt Pember
Barrosa
Kaiwarua
Mt Peel.

Please acknowledge receipt of the status checks and plans to my attention at this office, thankyou.

Yours faithfully
Knight Frank (NZ) Limited

Peter M King
Crown Accredited Agent

Encl.

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:

PO Box 142, Christchurch
New Zealand

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

INTERNATIONAL PROPERTY CONSULTANTS



File Reference : LINZ (LIPS) N/A

4th Floor, Knight Frank House
76 Cashel Street, Christchurch
Telephone: (03) 379 9787
Facsimile: (03) 379 8440

CERTIFICATE OF AUTHORISATION

PROPERTY ADDRESS:

GLENTANNER - TASMAN RIVER
CANTERBURY

ASSURANCE

Knight Frank (NZ) Limited gives an assurance that the document attached to this certificate is in order for signature.

The decision when made will comply with the following statutory requirements:

- The New Standards & Guidelines Manuals CCPO; Legalisation/Roading, OSG Standard 1995/05.
- Land Act 1948
- Crown Pastoral Land Act 1998

In giving this assurance **Knight Frank (NZ) Limited** undertakes that all relevant policy instructions, legal requirements, court judgements and any other matters have been taken into account and applied where appropriate.

Peter M King
Crown Accredited Agent

Date: 24 September 1999

Corporate Offices

Auckland
Wellington
Christchurch

13 Offices Nationwide

International

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Botswana
China
France
Germany

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Malawi
Monaco

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Portugal
Singapore
South Africa
Spain
Sweden

Tanzania
The Netherlands
United Kingdom
United States
of America
Zimbabwe

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New Zealand

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

INTERNATIONAL PROPERTY CONSULTANTS

KNIGHT FRANK (NZ) LIMITED

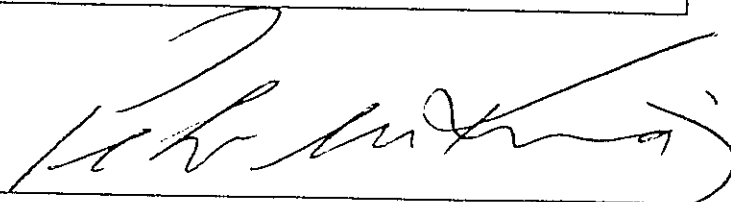
Appendix A

This report has been prepared on the instruction of Land Information New Zealand in terms of the contract number 50178 dated September 1999 and is undertaken for the purposes of the Crown Pastoral Leases Act 1998.

LAND STATUS REPORT for GLENTANNER				[LIPS ref.13424]
Property	2	of	4	

Land District	Canterbury
Legal Description	RS 41224 situated in Block XI Tasman Survey District.
Area	2.2725 hectares
Status	Crown Land subject to the Land Act 1948 contained in all NZ gazette 1980 page 310 (Document GN 265376/1).
Instrument of lease	N/A.
Encumbrances	Subject to Part IVA Conservation Act 1987 upon disposition.
Mineral Ownership	Minerals remain with the Crown as the land has never been alienated since its acquisition for settlement purposes, from the former Maori owners under the Kemp purchase 1848.
Statute	Land Act 1948.

Data Correct as at	24 September 1999
[Certification Attached]	Yes



Prepared by	Peter M King
Crown Accredited Agent	Knight Frank (NZ) Limited

KNIGHT FRANK (NZ) LIMITED

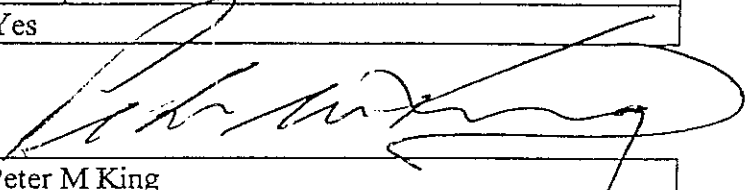
Appendix B

This land status report has been prepared on the instruction of Land Information New Zealand in terms of the contract number 50178 dated September 1999 and is undertaken for the purposes of the Crown Pastoral Leases Act 1998.

LAND STATUS REPORT for GLENTANNER				[LIPS ref.13424]
Property	2	of	4	

Land District	Canterbury
Legal Description	RS 41224 situated in Block XI Tasman Survey District.
Area	2.2725 hectares
Status	Crown Land subject to the Land Act 1948 contained in all NZ gazette 1980 page 310 (Document GN 265376/1).
Instrument of lease	N/A.
Encumbrances	Subject to Part IVA Conservation Act 1987 upon disposition.
Statute	Land Act 1948.

Data Correct as at	24 September 1999
[Certification Attached]	Yes



Prepared by	Peter M King
Crown Accredited Agent	Knight Frank (NZ) Limited

Certification:

Pursuant to section 11(1)(1) of the Survey Act 1986 and acting under delegated authority of the Surveyor-General pursuant to section 11 (2) of that act, I hereby certify that the land described above is; Crown Land subject to the Land Act 1948.

R. Moulton

Date... 6 / 10 / 1999

R Moulton, Chief Surveyor
 Land Information New Zealand, Christchurch

GLENTANNER RESEARCH - Property 2 of 4

<p>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</p>	<p>Affecting pastoral licence 30F/683; Formal addition of RS 41224 to pastoral lease ?</p>
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LAND STATUS REPORT for GLENTANNER				[LIPS ref.13424]
Property	2	of	4	

Research Data: Some Items may be not applicable

Property	2	of	4	
SDI Print Obtained				Yes
NZMS 261 Ref				H37
Local Authority				Mackenzie District Council
Crown Acquisition Map				Kemp Purchase
SO Plan				SO 14677
Relevant Gazette Notices				SO 14677 NZ gazette 1980 page 310 Document No. GN 265376/1.
CT Ref / Lease Ref				N/A (Formally in cancelled PL 529/9 by C/A 292759/1 and removed by C/A 300339/1).
Legalisation Cards				SO 14677 (parcel X, action completed).
CLR				N/A
Allocation Maps (if applicable)				UCL (SO 17049 original allocation L*H37*9*C0) reallocated by category 18 to U*H37*2A*C0. LIPS file CPA 08-13424-01.
VNZ Ref - if known				Pt assessment 25320-03400 (Pt Runs 89 & 89A)
Crown Grant Maps				BM 181 (1860) & SO 4677 (1892)
If Subject land Marginal Strip:				Does not adjoin a waterway however upon disposition, subject to Part IVA Conservation Act 1987.
a) Type [Sec 24(9) or Sec 58]				
b) Date Created				
c) Plan Reference				

LAND STATUS REPORT for GLENTANNER				[LIPS ref.13424]
Property	2	of	4	

Research – continued

Property	2	of	4	
If Crown land - Check Irrigation Maps.				N/A
Mining Maps				H37- No interest identified.
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: SO 7226 c) Gazette Ref: 1942 p 1321
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				a) N/A b) Subject to Part 9 Ngai Tahu Claims Settlement Act 1998. c) 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 Kemp Purchase 1848 and or setting apart, as a public work. Contained in [provide evidence]: Formerly Run 89A; PR 346 (1912) earliest lease available after Canterbury gazette 1867 page 160 (No.266), confirmation of runs under the Canterbury Land Regulations. NZ gazette 1963 page 1239 (Main Highway Depot) purpose revoked by NZ gazette 1980 page 310.
d) Other Information				d) N/A

KNIGHT FRANK (NZ) LIMITED

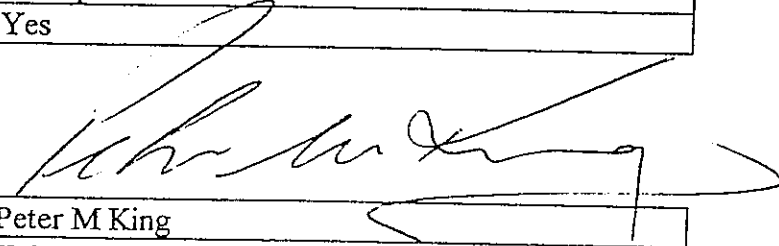
Appendix A

This report has been prepared on the instruction of Land Information New Zealand in terms of the contract number 50178 dated September 1999 and is undertaken for the purposes of the Crown Pastoral Leases Act 1998.

LAND STATUS REPORT for GLENTANNER				[LIPS ref.13423]
Property	3	of	4	

Land District	Canterbury
Legal Description	Crown Land situated in Block III Tasman Survey District
Area	0.4046 hectares (Subject to survey)
Status	Crown Land subject to the Land Act 1948 Ungazetted Roadmans Cottage Site.
Instrument of lease	N/A.
Encumbrances	Subject to survey. Subject to Part IVA Conservation Act 1987 upon disposition.
Mineral Ownership	Minerals remain with the Crown as the land has never been alienated since its acquisition for settlement purposes, from the former Maori owners under the Kemp purchase 1848.
Statute	Land Act 1948.

Data Correct as at	24 September 1999
[Certification Attached]	Yes



Prepared by	Peter M King
Crown Accredited Agent	Knight Frank (NZ) Limited

KNIGHT FRANK (NZ) LIMITED

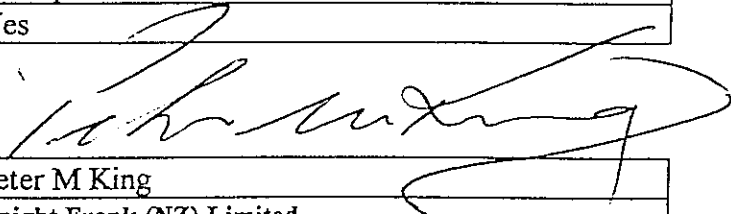
Appendix B

This land status report has been prepared on the instruction of Land Information New Zealand in terms of the contract number 50178 dated September 1999 and is undertaken for the purposes of the Crown Pastoral Leases Act 1998.

LAND STATUS REPORT for GLENTANNER				[LIPS ref.13423]
Property	3	of	4	

Land District	Canterbury
Legal Description	Crown Land situated in Block III Tasman Survey District
Area	0.4046 hectares (Subject to survey)
Status	Crown Land subject to the Land Act 1948 Ungazetted Roadmans Cottage Site.
Instrument of lease	N/A.
Encumbrances	Subject to survey. Subject to Part IVA Conservation Act 1987 upon disposition.
Statute	Land Act 1948.

Data Correct as at	24 September 1999
[Certification Attached]	Yes



Prepared by	Peter M King
Crown Accredited Agent	Knight Frank (NZ) Limited

Certification:

Pursuant to section 11(1)(d) of the Survey Act 1986 and acting under delegated authority of the Surveyor-General pursuant to section 11 (2) of that act, I hereby certify that the land described above is; Crown Land subject to the Land Act 1948.

R. Moulton

 R Moulton, Chief Surveyor
 Land Information New Zealand, Christchurch

Date... 6 / 10 / 1999

GLENTANNER RESEARCH - Property 3 of 4

<p>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</p>	<p>Affecting pastoral lease 30F/683;</p> <ul style="list-style-type: none">(i) Formal addition of Crown Land (Roadmans Cottage) to pastoral lease ?(ii) Subject to survey. Existing plan (SO 106) does not provide dimensions.
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LAND STATUS REPORT for GLENTANNER		<i>[LIPS ref.13423]</i>	
Property	3	of	4

Research Data: *Some Items may be not applicable*

Property	3	of	4	
SDI Print Obtained				Yes
NZMS 261 Ref				H37
Local Authority				Mackenzie District Council
Crown Acquisition Map				Kemp Purchase
SO Plan				SO 106 (1911)
Relevant Gazette Notices				N/A
CT Ref / Lease Ref				N/A
Legalisation Cards				N/A
CLR				N/A
Allocation Maps (if applicable)				UCL (SO 17049 original allocation L*H37*1*C0) reallocated by category 18 to U*H37*1A*C0. LIPS file CPA 08-13423-01.
VNZ Ref - if known				Not assessed.
Crown Grant Maps				BM 181 (1860)
If Subject land Marginal Strip:				Does not adjoin a waterway however upon disposition, subject to Part IVA Conservation Act 1987.
a) Type [Sec 24(9) or Sec 58]				
b) Date Created				
c) Plan Reference				

LAND STATUS REPORT for GLENTANNER				[LIPS ref.13423]
Property	3	of	4	

Research – continued

Property	3	of	4	
If Crown land - Check Irrigation Maps.				N/A
Mining Maps				H37- No interest identified.
If Road a) Is it created on a Block Plan - Section 43(1)(d) Transit NZ Act 1989 b) By Proc				a) SO Plan: SO 3101 (sec 110A Public Works Act 1928) b) Proc Plan N/A c) Gazette Ref N/A
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) N/A b) Subject to Part 9 Ngai Tahu Claims Settlement Act 1998. c) 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 Kemp Purchase 1848. Contained in [provide evidence] N/A d) N/A

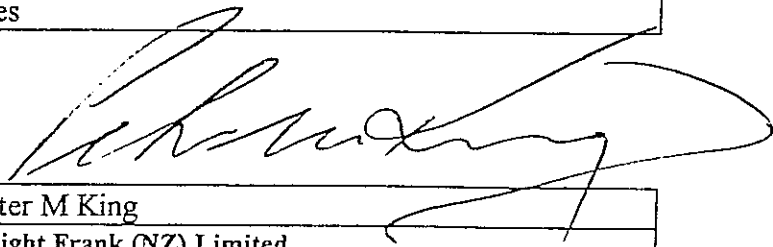
KNIGHT FRANK (NZ) LIMITED

This report has been prepared on the instruction of Land Information New Zealand in terms of the contract number 50178 dated September 1999 and is undertaken for the purposes of the Crown Pastoral Leases Act 1998.

LAND STATUS REPORT for GLENTANNER				[LIPS ref. N/A]
Property	4	of	4	

Land District	Canterbury
Legal Description	Crown Land, Parts Reserve 2931 & Parts Run 89 situated in Block XI Tasman Survey District
Area	24.4849 hectares
Status	Set apart for the Generation of Electricity pursuant to the Public Works Act 1928 by all NZ gazette 1980 page 304 (Document GN 265372/1).
Instrument of lease	N/A.
Encumbrances	N/A
Mineral Ownership	Minerals remain with the Crown as the land has never been alienated since its acquisition for settlement purposes, from the former Maori owners under the Kemp purchase 1848.
Statute	Public Works Act 1981.

Data Correct as at	24 September 1999
[Certification Attached]	Yes



Prepared by	Peter M King
Crown Accredited Agent	Knight Frank (NZ) Limited

GLENTANNER RESEARCH - Property 4 of 4

<p>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</p>	<p>(i) This area consists of several small areas of land set apart for the Generation of Electricity by all NZ gazette 1980 page 304. The setting apart would appear inconsistent with the current topography and or the recent ECNZ decision to alter the operating lake level contour.</p> <p>(ii) Areas are defined adequately on SO plans 14677 & 14678 however, there are other areas requiring legalisation action.</p>
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LAND STATUS REPORT for GLENTANNER

[LIPS ref. N/A]

Property 4 of 4

Research Data: Some Items may be not applicable

Property	4	of	4	
SDI Print Obtained	Yes			
NZMS 261 Ref	H37			
Local Authority	Mackenzie District Council			
Crown Acquisition Map	Kemp Purchase			
SO Plan	SO 14677 & 14678 (1977)			
Relevant Gazette Notices	All NZ gazette 1980 page 304 Document No. GN 265372/1.			
CT Ref / Lease Ref	N/A			
Legalisation Cards	SO 14677/14678 partial action.			
CLR	N/A			
Allocation Maps (if applicable)	SOE, Electricity Corporation of New Zealand (original allocation E*H37*1*C0) Schedule IX Upper Waitaki Scheme, Lake Pukaki, subject to an operating easement in gross.			
VNZ Ref - if known	Not assessed.			
Crown Grant Maps	BM 181 (1860)			
If Subject land Marginal Strip: a) Type [Sec 24(9) or Sec 58] b) Date Created c) Plan Reference	Does not adjoin a waterway however upon disposition, subject to Part IVA Conservation Act 1987.			

LAND STATUS REPORT for GLENTANNER				[LIPS ref. N/A]
Property	4	of	4	

Research – continued

Property	4	of	4	
If Crown land - Check Irrigation Maps.				N/A
Mining Maps				H37- No interest identified.
If Road				
a) Is it created on a Block Plan - Section 43(1)(d) Transit NZ Act 1989				a) SO Plan: SO 3128 (sec 110A Public Works Act 1928) Subject to Transit New Zealand Act 1989 (S.H 80).
b) By Proc				b) Proc Plan: SO 14677 c) Gazette Ref: 1980 page 305 Document No. GN 265371/1.
Other Relevant Information				
a) Concessions - Advice from DOC or Knight Frank.				a) N/A
b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998.				b) Subject to Part 9 Ngai Tahu Claims Settlement Act 1998.
c) Mineral Ownership				c) 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 Kemp Purchase 1848 and or its setting apart. Contained in [provide evidence]: Run 89, PR 346 (1912) earliest lease available after Canterbury gazette 1867 page 160 (No.266), confirmation of runs under the Canterbury Land Regulations. Section 60 Statutes Amendment Act 1939 precludes the provisions of the Public Works Act 1928, therefore the setting apart is deemed to have included the interests, encumbrances, etc. The minerals remain with the Crown.
d) Other Information				d) N/A

SCHEDULE B Neighbouring Land

TASMAN RIVER

HΔ
Glentanner
PT RUN 89
8620.0000

35358
Pt 4
54.9000
Electricity Purposes
354881
354851
35359

1
381.36

Lake edge from Aerial Photographs

Twin

Stream

Formed Road
8971

STATION
RUN 207
174.0148
Pt 28

Tasman Islands
RUN 91
400.6387

GΔ

Development of Water Power
Pt R 2931

Whale

Stream

H37-9 x
41224

Pt Run 89
Main Highway Depot

C.L.

LAKE

DΔ

Jacks
Ferintosh
PT RUN 267
6912.2894

Stream

Electricity
Pumps
(S.H. 80)

8981

Purposes

Electricity

PUKA