

DUE DILIGENCE REPORT
CPL PRE TENURE REVIEW ASSESSMENT STANDARD 6:
HUNTER VALLEY PASTORAL LEASE

File Ref: CON/50269/09/12488/A-ZNO

Report No: DN0211

Report Date: 27/09/2002

Office of Agent:

LINZ Case No:

Date sent to LINZ: 15/10/2002

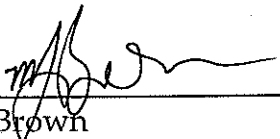
TR03/211

RECOMMENDATIONS

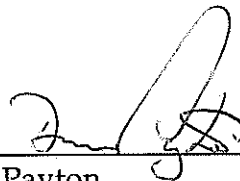
1. That the Commissioner of Crown Lands or his delegate **note** this Due Diligence Report which has been prepared in accordance with the Pre Tenure Review Assessment Standard;
2. That the Commissioner of Crown Lands or his delegate **note** the following;
 - There have been protracted negotiations between the lessees and Land Information New Zealand regarding the surrender of a large proportion of this Pastoral Lease. The land has been destocked as per the original run plan agreement, but formal agreement has yet to be reached.
 - An agreement between the then lessees of Hunter Valley Station and Dingleburn Station was reached allowing Hunter Valley Station to graze stock on the Dingleburn Station side of the Hunter River. Clause 7 of this agreement binds successive transferee(s). The Land Settlement Board approved this agreement in 1962. This agreement has not been registered.
 - File records indicate there are a number of unauthorized huts on the property. There is no indication of any formal or informal agreements having been reached allowing their occupancy.
 - File records indicate there are two Telecom New Zealand Limited transmitters on the property. The easements formalising this occupation have yet to be formalised and registered against the lease. Caveat 5026857.1 protects this interest.
 - See Chief Crown Property Officer and Commissioner of Crown Lands letter of 27 January 1999 (copy attached as Schedule B to this report) which gives notice of the Crown's intention to negotiate access rights for Contact Energy Limited at the time of tenure review. The access required is from the nearest public road, over areas that may become freehold, to the edge of Lake Hawea.

- SO Plans 21104, 21105, 21106, 21107 and 24444 represent the most accurate planimetric definition of the bush edges, lake boundary and the parcels contained within this pastoral lease. There are variances in the definition of the bush edges shown on these plans to those in Terraview and the Spatial View in Landonline. The above plans being the most recent approved boundary definitions have been used to illustrate the pastoral lease boundaries on the status plan attached to this report.
- SO Plan 19808 defining land required for road has not been actioned and the formed road is still part of this pastoral lease.
- SO Plan 19809 being a plan of land required for road defines the physical access to this pastoral lease and to Bushy Point Recreation Reserve. This proposed road is over Crown Land no title which is part of the "Remaining Lake Side Sites" which is subject to Section 392 of the Ngai Tahu Claims Settlement Act 1998.
- The cadastral databases Landonline and Terraview show an area of part Run 340A between Meads Road and Closed Road Block I Mid Hawea Survey District. This land is underlying Section 3 Block I Mid Hawea Survey District as defined on SO Plan 21104 and is now part of this pastoral lease OTA2/1310. The land (approximately 2 acres) was a holding paddock for stock for former Pastoral Lease 338/55 that was merged with the adjoining pastoral lease.
- File records indicate that a recreation permit was granted to Valley Ventures Limited from 1 January 1997 for a term of 5 years with the purpose to provide overall management of commercial recreation on the Hunter Valley Pastoral Lease. This permit expired on 31 December 2001. There is no indication on file that an extension of this permit has been requested.
- File records indicate that a recreation permit has been granted to Richard Drummond Fraser from 1 September 1993 for a term of 10 years to allow for commercial guided fishing and heli-hiking trips along the Hunter Valley.

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: 29 / 10 / 02

Not TR
Issue

Not TR
Issue

Not TR
Issue

1. Details of lease:

Lease Name: Hunter Valley
Location: On the eastern shore of Lake Hawea, approximately 33 kilometres north by road from Hawea Township
Lessee: Hunter Valley Station Limited
Tenure: Crown Land under the Land Act 1948 subject to Pastoral Lease Po/179
Term: 33 Years from 1 July 1991
Annual Rent: \$6,300.00 - The June 2002 review values have been referred to the Land Valuation Tribunal and have not yet been determined.
Rental Value: \$420,000.00
Date of Next Review: 30 June 2013
Land Registry Folio Ref: OTA2/1310 - Otago Land Registry
Legal Description: Sections 1, 2, 3, 4 and 5 Block I Mid Hawea Survey District, Section 1 Upper Hawea Survey District, Sections 1 and 2 Block XII McKerrow Survey District, Section 1 Block VIII McKerrow Survey District, Sections 5 and 6 Stafford Survey District, Sections 1, 2, 3, 4, 5, 6, 7, 8, and 9 Survey Office Plan 24444, Sections 1 and 2 Survey Office Plan 22384, Section 1 Survey Office Plan 22385, part Run 803 situated in Block I Mid Wanaka Survey District and part Run 710 situated in Block I Mid Wanaka and Mid Hawea Survey Districts, Sections 7 and 8 Survey Office Plan 24219
Area: 24,107.8303 hectares

2. File Search

Files held by DTZ New Zealand Limited on behalf of LINZ:

File Reference	Volume	From	To
RPo/062-SDN	1	11/09/1996	Date
RPo/018-SDN-01 & 02	1 & 2	20/09/1985	Date
CON/50213/09/12488/A-ZNO-02	2	14/04/2001	Date
CON/50213/09/12488/A-ZNO-01	1	01/07/2000	06/04/2001
Po/179-SDN-15	15	15/10/1996	30/06/2000
Po/179-SDN-14	14	01/04/1993	23/10/1996
Po/179-SDN-13	13	03/01/1990	25/06/1993
Po/179-SDN-12	12	02/10/1985	21/12/1989

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

File Reference	Volume	From	To
CON/50269/09/12488/A-ZNO	1	08/08/2002	Date

Other relevant files held by LINZ:

File Reference	Volume	From	To
Po/179-SDN-11	11	26/03/1981	12/09/1985
Po/179-SDN-10	10	20/04/1978	25/03/1981
Po/179-SDN-09	9	15/12/1975	16/03/1978
Po/179-SDN-08	8	05/04/1973	29/11/1975
Po/179-SDN-07	7	29/10/1965	22/03/1973
Po/179-SDN-06	6	16/02/1962	26/10/1965
Po/179-SDN-05	5	18/12/1957	02/02/1962
Po/048-SDN-04	4	19/08/1944	17/12/1957
PR1346-SDN	-	20/10/1909	29/06/1944

3. Summary of lease document:

Terms of lease

Stock Limitation in lease

2200 sheep including not more than 1210 breeding ewes, and 700 cattle

Commencement Date

33 years commencing 1 July 1958 and renewed for a further term of 33 years from 1 July 1991

Special Provisions

There are no special provisions in the lease, however document 459499, registered against the lease in 1976 varies the lease with the addition of the following:

1. That should the lessee with the consent of the Land Settlement Board, transfer, sublet or otherwise dispose of his interest in the land affected by the said lease or any part thereof to a company incorporated under the Companies Act 1955, then the following provisions shall apply:
 - (a) The provisions of section 89 of the Land Act 1948 shall apply to all transfers and other dispositions of shares in such company as if such shares were interests in the said land and no share or shares in such company shall be transferred or otherwise disposed of by any shareholder without the consent of the Land Settlement Boards.
 - (b) The provisions of the Land Act 1948, with regard to residence shall continue to be applicable to the said lease notwithstanding the transfer or other disposition to such company provided however that such provisions shall be deemed to be complied with by such company only if and when there resides on the said land a person who manages the land on behalf of such company and who has been approved in writing by the Land Settlement Board.
 - (c) A breach by the company or by any shareholder of all or any of the provisions of subclauses (a) and (b) thereof shall be deemed to be a breach of the covenants and conditions and restrictions contained in the said lease entitling the lessor to exercise all or any of the powers conferred upon her by the said lease in such circumstances.

2. Save as hereby expressly varied all the covenants conditions and restriction contained or implied in the said Memorandum of Lease shall remain in full force.

Area adjustments

There are a number of inconsistencies in the various survey definitions of the boundaries of the pastoral lease. These are outlined in Part 5 of this report - Summary of Land Status Report - and further discussed in the land status report attached as Schedule A to this report.

Registered interests

- 433067 Gazette Notice declaring part (27a.1r.2p.) of the within Leasehold Estate is hereby taken for the purpose of a road from and after the 7th day of November 1974 - 18.11.1974
- 395835 Gazette Notice declaring part (27a.1r.2p.) of the within land to be set apart for road from and after the 20th day of November 1972 produced 29.11.1972 at 1.49pm and entered 18.11.1974.
- 459499 Variation of within lease - 28.5.1976
- 595990.1 Mortgage to Bank of New Zealand - 7.6.1983
- 595990.3 Memorandum of Priority making Mortgages 595990.1 and 464985 first and second mortgages respectively - 7.6.1983
- 843394 Renewal of within Lease for a further period of 33 years commencing on 1.7.1991 and fixing (for the first 11 years) the annual rental at \$3600.00 calculated on a rental value of \$420,000 - 25.11.1993
- 936620.2 Gazette Notice (1898 p1457 & 1461) setting apart 1335.4626 ha of the within land for State Forest Purposes - 17.9.1997
- 958460.1 Gazette Notice (1998 p 1593) declaring: 1. the leasehold estate in the first schedule (5.421 ha) marked G and J on SO Plan 22384 and A F and G on SO Plan 22385 to be acquired for road. 2. the land in the first schedule (5.421 ha) marked G and J on SO Plan 22384 and A F and G on SO Plan 22385 to be set apart for road. 3. the leasehold estate in the fourth schedule (5.3000 ha) marked F and I on SO Plan 22384 and I on SO Plan 22385 to be taken. 4. the land in the fifth schedule (5.3000 ha) marked F and I on SO Plan 22384 and I on SO Plan 22385 to be taken - 3.12.1998
- 5026857.1 Caveat by Telecom New Zealand Limited

Unregistered interests

- There have been protracted negotiations between the lessees and Land Information New Zealand regarding the surrender of a large proportion of this Pastoral Lease. The land has been destocked as per a 1968 run plan, with a survey of the lands to be retired completed, however formal agreement has yet to be reached.
- An agreement between the then lessees of Hunter Valley Station and Dingleburn Station was reached allowing Hunter Valley Station to graze stock on the Dingleburn Station side of the Hunter River. Clause 7 of this agreement binds

successive transferee(s). The Land Settlement Board approved this agreement in 1962. This agreement has not been registered.

- File records indicate there are a number of unauthorized huts on the property. There is no indication of any formal or informal agreements having been reached allowing their occupancy.
- File records indicate there are two Telecom New Zealand Limited transmitters on the property. The easements formalising this occupation have yet to be formalised and registered against the lease. Caveat 5026857.1 protects this interest.
- File records indicate that a recreation permit was granted to Valley Ventures Limited from 1 January 1997 for a term of 5 years with the purpose to provide overall management of commercial recreation on the Hunter Valley Pastoral Lease. This permit expired on 31 December 2001. There is no indication on file that an extension of this permit has been requested.
- File records indicate that a recreation permit has been granted to Richard Drummond Fraser from 1 September 1993 for a term of 10 years to allow for commercial guided fishing and heli-hiking trips along the Hunter Valley.

4. Summarise any Government programmes approved for the lease:

A Conservation Farm Plan between the Otago Catchment Board and the then lessees was agreed to in 1968. This plan was primarily directed towards the protection of depleted LUC class VIII and VII lands, and secured the retirement of approximately 16000 hectares from grazing, in return for off-site benefits. The aim of the plan was to have this land, surveyed and surrendered from the lease. This has yet to be completed, although the land has been surveyed and is described as Sections 3 to 9 SO Plan 24444. File records indicate the present lessee agreed to the continuation of the Conservation Farm Plan upon taking possession of the lease.

5. Summary of Land Status Report:

Opus International Consultants Limited undertook a Land Status check on 13 September 2002. This check confirms the status of the Land as Crown Land under the Land Act 1948, subject to Pastoral Lease Po/179.

The following items were noted for information:

- The file shows that Sections 3 to 9 are to be surrendered from this lease effective date 30th June 1991. There are also easements related to this partial surrender. These documents have not been formalised.
- Streams within this pastoral lease are subject to Section 24 of the Conservation Act 1987. These were created on renewal of this lease on 1 July 1991. The Crown land reserved from sale created under section 58 of the Land Act 1948 along Hunter River and Hopwood Burn is now deemed to be a marginal strip of the same width (section 24(3) Conservation Act 1987) the boundaries of the marginal strip do not change (section 24G(7) Conservation Act 1987). The Lake Hawea shore since raising for hydroelectric storage has no marginal strip laid off. However the boundary of the land taken for electricity is the maximum control level plus 20

metres. This land is to be subject to an operating easement in favour of Contact Energy Limited. The dry areas around the land shore are required for the continuing control of the lake's level, there is no impediment to the public use of the lakeshore margin so far as access.

- See Chief Crown Property Officer and Commissioner of Crown Lands letter of 27 January 1999 (copy attached as Schedule F to this report) which gives notice of the Crowns intention to negotiate access rights for Contact Energy Limited at the time of tenure review. The access required is from the nearest public road, over areas that may become freehold, to the edge of Lake Hawea.
- File indicates that there are two telecom installations on this pastoral lease. There is a caveat by Telecom New Zealand Limited registered against this lease.
- Lake Hawea is subject to a Statutory Acknowledgement in terms of the Ngai Tahu Claims Settlement Act 1998.
- The Crowns acquisition for settlement purposes from the former Maori owners was under the 1848 Kemp purchase. However the records show that part of this land [part of Run 803] was part of a proposed reserve for Landless Natives (File XX/Vol 3 fol. 10 also File 3216 for year 1903 correspondence March/October also October/Nov 1906)
- Adjoining areas of land: -
 - 1) At the Neck, lakeside sites Numbers 1, 2 & 3 are vested in Ngai Tahu pursuant to Section 391 of the Ngai Tahu Claims Settlement Act 1998. These areas are shown marked (D), (I) and (J) on SO Plan 24708. A future transfer of remaining lakeside sites are subject to Section 392 of the Ngai Tahu Claims Settlement Act 1998. These are shown marked (A), (B), (F), (E) and (H) on SO Plan 24677.
 - 2) Bushy Point – Part Recreation Reserve, Block I, Mid Hawea Survey District (SO Plan 12464) subject to survey as shown on *Allocation Plan A238 (SO 24646)* is subject to section 390 of the Ngai Tahu Claims Settlement Act 1998.
 - 3) Remaining Lakeside Sites –
 - Part Run 579 (SO Plans 965 & 12464) subject to survey, as shown marked (A) on *Allocation Plan A508 (SO Plan 24677)*
 - Part Section 1 Block I Mid Wanaka Survey District (SO Plans 8322 & 12464) subject to survey, as shown marked (B) on *Allocation Plan A508 (SO Plan 24677)*
 - Part Run 403B (SO Plans 261 & 12464) subject to survey, as shown marked (C) & (F) on *Allocation Plan A508 (SO Plan 24677)*
 - Part Stopped Road, Block I, Mid Wanaka Survey District (SO Plan 12464) subject to survey, as shown marked (E) on *Allocation Plan A508 (SO Plan 24677)*
 - Part Run 338A (SO Plan 261) subject to survey, as shown marked (H) on *Allocation Plan A508 (SO Plan 24677)*
 are subject to Section 392 of the Ngai Tahu Claims Settlement Act 1998.

- SO Plans 21104, 21105, 21106, 21107 and 24444 represent the most accurate planimetric definition of the bush edges, lake boundary and the parcels contained within this pastoral lease. There are variances in the definition of the bush edges shown on these plans to those in Terraview and the Spatial View in Landonline. The above plans being the most recent approved boundary definitions have been used to illustrate the pastoral lease boundaries on the status plan attached to this report.
- SO Plans 21104, 21105, 21106 and 21107 show the most recent approved definition of the lake edge. SO 24526 (not approved as to survey) redefines by survey the common boundary between the proposed operating easement for Lake Hawea and this pastoral lease. The new survey in part has been right lined, this is mainly in areas where the land is flat in nature.
- SO Plan 19808 defining land required for road has not been actioned and the formed road is still part of this pastoral lease.
- SO Plan 19809 being a plan of land required for road defines the physical access to this pastoral lease and to Bushy Point Recreation Reserve. This proposed road is over Crown Land no title which is part of the "Remaining Lake Side Sites" which is subject to Section 392 of the Ngai Tahu Claims Settlement Act 1998.
- The cadastral databases Landonline and Terraview show an area of part Run 340A between Meads Road and Closed Road Block I Mid Hawea Survey District. This land is underlying Section 3 Block I Mid Hawea Survey District as defined on SO Plan 21104 and is now part of this pastoral lease OTA2/1310. The land (approximately 2 acres) was a holding paddock for stock for former Pastoral Lease 338/55 that was merged with the adjoining pastoral lease.
- The balance of the Recreation Reserve [known as Bushy Point] is now contained in freehold title 2939 in the name of the Ancillary Claims Trustees.

Copies of the reports are attached as Schedule A to this report.

6. *Review of topographical and cadastral data:*

A review of the topographic and cadastral information reveals the following:

- There are huts at about NZMG G38 311640, 278570, 273561, and G39 223435
- There are airstrips at about NZMG G39 200388 and F39 090339
- There are yards at about NZMG G38 273561 and 274565
- The status plan indicates that while Meads Road/Hunter Valley Road is legal road through the southern portion of the lease, there is no legal link with this road to State Highway 6.

7. Details of any neighbouring Crown or conservation land

Neighbouring Crown or Conservation Lands are detailed as follows:

	Legal Description	Status	Owner/Lessee
North	Section 4 SO 22851	Crown Land	Her Majesty the Queen
	Section 3335 Hunter Survey District	State Forest	Minister of Conservation
	Crown Land Hunter Survey District	Crown Land	Her Majesty the Queen
West	Pt Run 99 and Pt Section 3333 Haast Survey District	National Park – Mt Aspiring	Minister of Conservation
	Pt Run 757	Crown Land	Her Majesty the Queen
	Pt Runs 430A, 430B and 338A	Unoccupied Crown Land	Her Majesty the Queen
South	Pt Run 798	Unoccupied Crown Land	Her Majesty the Queen
	Pt Run 579	Subject to section 392 Ngai Tahu Claims Settlement Act 1998	Te Runanga O Ngai Tahu
	Pt Runs 430B, 798, 338A, 430A, 95 and Crown Land Upper Hawea Survey District	Crown Land – Development of Water Power	Her Majesty the Queen – Gazette 1960 P750
	Closed Road Block I Mid Hawea Survey District	Crown Land – Development of Water Power	Her Majesty the Queen – Gazette 1962 P463
	Crown Land Block I Mid Hawea Survey District	Crown Land – Development of Water Power	Her Majesty the Queen – Gazette 1964 P14
	Recreation Reserve Block I Mid Hawea Survey District	Recreation Reserve	Minister of Conservation
East	Part Section 3334 Block XII Mckerrow Survey District	Crown Land – Development of Water Power	Her Majesty the Queen – Gazette 1962 P463
	Crown Land Block VIII Mckerrow Survey District and Stafford Survey District	Marginal Strip	Minister of Conservation

	Legal Description	Status	Owner/Lessee
Internal	Part Section 3334 Block VII McKerrow Survey District	State Forest	Minister of Conservation
	Part Runs 95 and 430A	State Forest	Minister of Conservation
	Part Run 338A	State Forest	Minister of Conservation
	State Forest Block I Mid Hawea Survey District	State Forest	Minister of Conservation

There is no indication that any of this land should be included in the review.

8. Summarise any uncompleted actions or potential liabilities:

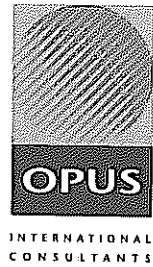
- There have been protracted negotiations between the lessees and Land Information New Zealand regarding the surrender of a large proportion of this Pastoral Lease. The land has been destocked as per the original run plan agreement, but formal agreement has yet to be reached. A copy of the run plan is attached as Schedule B to this report.
- An agreement between the then lessees of Hunter Valley Station and Dingleburn Station was reached allowing Hunter Valley Station to graze stock on the Dingleburn Station side of the Hunter River. Clause 7 of this agreement binds successive transferee(s). The Land Settlement Board approved this agreement in 1962. This agreement has not been registered. A copy of this agreement is attached as Schedule C to this report.
- File records indicate there are a number of unauthorized huts on the property. There is no indication of any formal or informal agreements having been reached allowing their occupancy. Copies of relevant file records are attached as Schedule D to this report.
- File records indicate there are two Telecom New Zealand Limited transmitters on the property. The easements formalising this occupation have yet to be formalised and registered against the lease. Caveat 5026857.1 protects this interest. Copies of relevant file records are attached as Schedule E to this report.
- See Chief Crown Property Officer and Commissioner of Crown Lands letter of 27 January 1999 (copy attached as Schedule F to this report) which gives notice of the Crown's intention to negotiate access rights for Contact Energy Limited at the time of tenure review. The access required is from the nearest public road, over areas that may become freehold, to the edge of Lake Hawea.
- SO Plans 21104, 21105, 21106, 21107 and 24444 represent the most accurate planimetric definition of the bush edges, lake boundary and the parcels contained within this pastoral lease. There are variances in the definition of the bush edges shown on these plans to those in Terraview and the Spatial View in Landonline. The above plans being the most recent approved boundary definitions have been used to illustrate the pastoral lease boundaries on the status plan attached to this report. Copies of these plans are attached as Schedule G to this report.

- SO Plan 19808 defining land required for road has not been actioned and the formed road is still part of this pastoral lease. A copy of this plan is attached as Schedule H to this report.
- SO Plan 19809 being a plan of land required for road defines the physical access to this pastoral lease and to Bushy Point Recreation Reserve. This proposed road is over Crown Land no title which is part of the "Remaining Lake Side Sites" which is subject to Section 392 of the Ngai Tahu Claims Settlement Act 1998. A copy of this plan is attached as Schedule I to this report.
- The cadastral databases Landonline and Terraview show an area of part Run 340A between Meads Road and Closed Road Block I Mid Hawea Survey District. This land is underlying Section 3 Block I Mid Hawea Survey District as defined on SO Plan 21104 and is now part of this pastoral lease OTA2/1310. The land (approximately 2 acres) was a holding paddock for stock for former Pastoral Lease 338/55 that was merged with the adjoining pastoral lease. Copies of relevant records are attached as Schedule J to this report.
- File records indicate that a recreation permit was granted to Valley Ventures Limited from 1 January 1997 for a term of 5 years with the purpose to provide overall management of commercial recreation on the Hunter Valley Pastoral Lease. This permit expired on 31 December 2001. There is no indication on file that an extension of this permit has been requested. A copy of the Recreation Permit is attached as Schedule K to this report.
- File records indicate that a recreation permit has been granted to Richard Drummond Fraser from 1 September 1993 for a term of 10 years to allow for commercial guided fishing and heli-hiking trips along the Hunter Valley. A copy of the recreation permit is attached as Schedule L to this report.

Schedule A Land Status Report.

**OPUS INTERNATIONAL CONSULTANTS LIMITED
DUNEDIN OFFICE**

Project Number 6NLITR.02/556YD



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 Hunter Valley Station		LIPS Ref 12488
Property	1	of 3

Land District	Otago
Legal Description	Section's 1, 2, 3, 4 and 5 Block I Mid Hawea Survey District, Section 1 Upper Hawea Survey District, Section's 1 and 2 Block XII McKerrow Survey District, Section 1 Block VIII McKerrow Survey District, Section's 5 and 6 Stafford Survey District, Section 1, 2, 3, 4, 5, 6, 7, 8 and 9 Survey Office Plan 24444, Section's 1 and 2 Survey Office Plan 22384, Section 1 Survey Office Plan 22385, part Run 803 situated in Block I Mid Wanaka Survey District and part Run 710 situated in Block I Mid Wanaka and Mid Hawea Survey Districts, Sections 7 and 8 Survey Office Plan 24219.
Area	24107.8303 hectares
Status	Crown Land under the Land Act 1948 subject to Pastoral Lease P.179
Instrument of title / lease	OTA2/1310
Encumbrances	Subject to 5026857.1 Caveat by Telecom New Zealand Limited
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

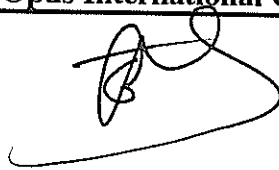
Data Correct as at	13 September 2002
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I John Stephen Kirk, Property Consultant, Opus International Consultants Limited certify that the above status is in order for approval.

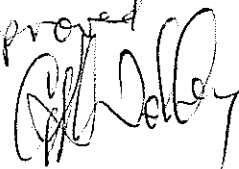
In giving this certification I undertake that the status report has been completed in compliance with all relevant policy instructions and in particular OSG Standard 1999/05 and the Regulatory Chiefs' Land Status Investigations Guidelines 1999/01

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

Peer reviewed by G Patrick



20 / 9 / 2002

Approved  23/9/02

LAND STATUS REPORT for Hunter Valley Station				LIPS Ref 12488
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.

- The file shows that Sections 3 to 9 are to be surrendered from this lease effective date 30th June 1991. There are also easements related to this partial surrender. These documents have not been formalised.
- Streams within this pastoral lease are subject to Section 24 of the Conservation Act 1987. These were created on renewal of this lease on 1 July 1991. The Crown land reserved from sale created under section 58 of the Land Act 1984 along Hunter River and Hopwood Burn is 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). The Lake Hawea shore since the raising for hydro- electric storage has had no marginal strip laid off. However the boundary of the land taken for electricity is the maximum control level plus 20 metres. This land is to be subject to an operating easement in favour of Contact Energy Limited. The dry areas around the land shore are required for the continuing control of the lake's level, there is no impediment to the public use of the lakeshore margin so far as access.
- See CCPO & CCL letter of 27 January 1999 [attached] the Crown's intention to negotiate access rights for Contact Energy Ltd at the time of tenure review. The access required is from the nearest public road, over areas that may become freehold, to the edge of Lake Hawea.
- File indicates that there are two Telecom installations on this pastoral lease. There is a caveat by Telecom New Zealand Limited registered against this lease.
- Lake Hawea is subject to a Statutory Acknowledgement's in terms of the Ngai Tahu Claims Settlement Act 1998.
- The Crown's acquisition for settlement purposes from the former Maori owners was under the 1848 Kemp Purchase. However the record shows that part of this land [part of Run 803] was part of a proposed reserve for Landless Natives (File XX/ Vol 3 fol. 10 also File 3216 for year 1903 correspondence March/October also October/Nov 1906)
- Adjoining areas of land: -
 - 1) At the Neck, lakeside sites No's 1, 2 & 3 are vested in Ngai Tahu pursuant to Section 391 of the Ngai Tahu Claims Settlement Act 1998. These areas are shown marked (D), (I) and (J) on S.O. 24708. A future transfer of remaining

LAND STATUS REPORT for Hunter Valley Station				LIPS Ref 12488
Property	1	of	3	

lakeside sites are subject to Section 392 of the Ngai Tahu Claims Settlement Act 1998. These are shown marked (A), (B), (F), (E) and (H) on S.O. 24677.

2) Bushy Point - Part Recreation Reserve, Block I, Mid Hawea Survey District (SO Plan 12464) subject to survey as shown on *Allocation Plan A238 (SO 24696)* is subject to Section 390 of the Ngai Tahu Claims Settlement Act 1998.

3) Remaining Lakeside Sites-

- Part Run 579 (SO's 965 & 12464) subject to survey, as shown marked (A) on *Allocation Plan A508 (S.O. 24677)*
- Part Section 1 Block I Mid Wanaka Survey District (SO's 8322 & 12464) subject to survey, as shown marked (B) on *Allocation Plan A508 (S.O. 24677)*
- Part Run 403B (SO's 261 & 12464) subject to survey, as shown marked (C) & (F) on *Allocation Plan A508 (S.O. 24677)*
- Part Stopped Road, Block I, Mid Wanaka Survey District (SO 12464) subject to survey, as shown marked (E) on *Allocation Plan A508 (S.O. 24677)*
- Part Run 338a (SO 261) subject to survey, as shown marked (H) on *Allocation Plan A508 (S.O. 24677)*

Are subject to Section 392 of the Ngai Tahu Claims Settlement Act 1998.

Below is an excerpt of the relevant section of the Deed of Settlement:
-14.11 CLAIM 14 (HAWEA/WANAKA)

Preamble

A. The substance of the claim to the Waitangi Tribunal was that:

(i) there were three reserves which should have been set aside at Lake Hawea including a 100 acre fishing reserve and a 540 acre reserve at Bushy Point;

(ii) the Bushy Point reserve was never set aside;

(iii) when the Crown took part of the 100 acre fishing reserve under the Public Works Act, it failed to consult with Ngai Tahu, or to have regard, when setting the level of compensation, to the loss of the fishing reserve; and

(iv) the Crown alienated the balance of the fishing reserve without consultation with Ngai Tahu.

B. In the Tribunal's report:

(i) both elements of the claim in respect of the fishing reserve were upheld; but

(ii) the claim in respect of the non-allocation of land at Bushy Point was not upheld.

C. The Tribunal supported a proposal that 'compensation in land' should be given to

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Ngai Tahu for the loss of its fishery reserve.

14.11.1 Property Descriptions

In this clause 14.11:

Bushy Point Site means the land described as Otago Land District, Queenstown Lakes District Council, an undefined area (subject to survey) being part recreation reserve, Block I, mid Hawea Survey District, (SO Plan 2289). Subject to survey as shown on *Allocation Plan A238 (SO 24696)*. Part New Zealand Gazette 1891 page 1049 subject to a proposed Nga Whenua Rahui kawenata, and an undefined area being Part Recreation Reserve, Block I, Mid Hawea Survey District (SO Plan 12464) subject to survey as shown on *Allocation Plan A238 (SO 24696)* Part Gazette Notice 267479 (New Zealand Gazette 1964, page 14) subject to a proposed Nga Whenua Rahui kawenata;

Lake Side Site (No. 1) means the land described as Otago Land District, Queenstown Lakes District Council, an undefined parcel being Part Run798, Block I, Mid Wanaka Survey District (SO Plan 19256). Subject to survey as shown (D) on *Allocation Plan A239 (SO 24708)*;

Lake Side Site (No. 2) means the land described as Otago Land District, Queenstown Lakes District Council, an undefined parcel being Part Run798, Block I, Mid Wanaka Survey District (SO Plan 19256). Subject to survey as shown (I) on *Allocation Plan A 239 (SO 24708)*;

Lake Side Site (No. 3) means the land described as Otago Land District, Queenstown Lakes District Council, an undefined (subject to survey) being Parts Run 798, Block I, Mid Wanaka Survey District (SO Plan 19256). Subject to survey as shown (J) on *Allocation Plan A 239 (SO 24708)*; and

Remaining Lake Side Sites means the land described as Otago Land District, Queenstown Lakes District Council, an undefined area of Proposed Surplus Land being Part Run 579, (SO 965). Subject to survey as shown (A) on *Allocation Plan A 508 (SO 24677)*. Part proclamation 230822, (New Zealand Gazette 1960 page 750) (SO 12464). An undefined area of Proposed Surplus Land being Part Section 1, Block I Mid Wanaka Survey District (SO 8322). Subject to survey as shown (B) on *Allocation Plan A 508 (SO 24677)*. Part Gazette Notice 267479, (New Zealand Gazette 1964 page 14) (SO 12464). An undefined area of Proposed Surplus Land being Parts Run 430B, (SO 261). Subject to survey as shown (C & F) on *Allocation Plan A 508 (SO 24677)*. Parts Proclamation 230822, (New Zealand Gazette 1960 page 750) (SO 12464). An undefined area of Proposed Surplus Land being Part Closed Road, Block I, Mid Wanaka Survey District (SO 12464). Subject to survey as shown (E) on *Allocation Plan A 508 (SO 24677)*. Part Proclamation 245462, New Zealand Gazette 1962 page 463 (SO 12464). An undefined area of Proposed Surplus Land being Part Run 338a (SO 261). Subject to survey as shown (H) on *Allocation Plan A 508 (SO 24677)*. Part Proclamation 230822, (New Zealand Gazette 1960 page 750). (SO 12464).

14.11.2 Vesting of Properties

The Crown agrees that the Settlement Legislation will provide:

(a) for the revocation of the reservation of the Bushy Point Site as a recreation reserve and the vesting of the fee simple estate in the Bushy Point Site in the Ancillary Claims Trustees, subject to:

(i) the reservation of a marginal strip of 20 metres wide extending along and abutting the landward margin of the bed of the river adjoining the Bushy Point Site

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as if it had been reserved pursuant to section 24(1)(c) of the Conservation Act 1987;

(ii) an operating easement to be granted by the Crown in favour of Contact Energy Limited over part of the Bushy Point Site in the form set out in *Attachment 14.5*, or in such other form agreed to by both the Crown and Contact Energy Limited, before the fee simple estate in the Bushy Point Site is vested in the Ancillary Claims Trustees;

(iii) an existing grazing licence dated 2 July 1996 between the Hunter Valley Station Limited and an officer designated as Commissioner by the Director-General of Conservation for the purposes of the Reserves Act 1977; and

(iv) the Ancillary Claims Trustees entering into and registering a Nga Whenua Rahui kawenata relating to the protection of the Bushy Point Site and access through the Bushy Point Site in the form set out in *Attachment 14.6* before the fee simple estate in the Bushy Point Site is vested in the appropriate Beneficiaries;

(b) for the Nga Whenua Rahui kawenata referred to in *clause 14.11.2(a)(iv)* to be deemed to have been entered into pursuant to section 77A of the Reserves Act 1977, notwithstanding the fact that the Bushy Point Site is not Maori land;

(c) for the Nga Whenua Rahui kawenata referred to in *clause 14.11.2(a)(iv)* to be in perpetuity subject to a condition that at agreed intervals of not less than 25 years the parties to the Nga Whenua Rahui kawenata shall review the objectives, conditions, and continuance of the Nga Whenua Rahui kawenata, and on such reviews the parties may mutually agree that the Nga Whenua Rahui kawenata shall be terminated and that the Crown shall have regard to the manawhenua of the owner of the Bushy Point Site, as provided for in section 77A(1)(b) of the Reserves Act 1977, but the owner of the Bushy Point Site may only terminate the Nga Whenua Rahui kawenata by agreement with the Minister of Conservation;

(d) that the appropriate District Land Registrar shall register the Nga Whenua Rahui kawenata referred to in *clause 14.11.2(a)(iv)* as soon as it is duly executed and presented for registration by the Ancillary Claims Trustees; and

(e) for the vesting of the fee simple estate in:

(i) the Lake Side Site (No. 1);

(ii) the Lake Side Site (No. 2); and

(iii) the Lake Side Site (No. 3),

in the Ancillary Claims Trustees.

14.11.3 Future Transfer of the Remaining Lake Side Sites

The Crown agrees that the Settlement Legislation will provide that, if the process set out in section 40 of the Public Works Act 1981 is invoked in relation to the Remaining Lake Side Sites and it is found that there are no persons from whom those sites were acquired, or successors of such persons, as those terms are used in section 40 of the Public Works Act 1981, then:

(a) the Beneficiaries of claim 14 will be deemed to be the persons from whom the Remaining Lake Side Sites were acquired for the purposes of section 40 of the Public Works Act 1981; and

(b) sections 40(2)(c) and 40(2)(d) shall not apply to the process set out in section 40 of the Public Works Act 1981 in its application to those Beneficiaries and the Remaining Lake Side Sites.

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	<ul style="list-style-type: none">• SO's 21104, 21105, 21106, 21107 and 24444 represent the most accurate planimetric definition of the bush edges, lake boundary and the parcels contained within this pastoral lease. There are variances in the definition of the bush edges shown on these plans and those in Terraview and the Spatial View in Landonline. The above plans being the most recent approved boundary definitions have been used to illustrate the pastoral lease boundaries on the status report plan attached to this report.• SO's 21104, 21105, 21106 and 21107 shown the most recent approved definition of the lake edge. SO 24526 (not approved as to survey) redefines by survey the common boundary between the proposed operating easement for Lake Hawea and this pastoral lease. The new survey in part has been right lined, this is mainly in areas where the land is flat in nature.• SO 19808 defining land required for road has not been actioned and the formed road is still part of this pastoral lease.• SO 19809 being a plan of land required for road define the physical access to this pastoral lease and to the Bushy Point Recreation Reserve. This proposed road is over Crown Land no title which is part of the "Remaining Lake Side Sites" which is subject to Section 392 of the Ngai Tahu Claims Settlement Act 1998.• The cadastral databases Landonline and Terraview show an area of part Run 340A between Meads Road and Closed Road Block I Mid Hawea Survey District. This lands is underlying Section 3 Block I Mid Hawea Survey District as defined on SO Plan 21104 and is now part of this pastoral lease OTA2/1310. The land (approximately 2 acres) was a holding paddock for stock for former Pastoral Lease 338/55 that was merged with the adjoining pastoral lease. [Refer to survey report for SO's 21104 – 7 Johnston Hatfield Anderson & Partners]
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Research Data: *Some Items may be not applicable*

SDI Print Obtained	Yes
NZMS 261 Ref	G38, G39, F39
Local Authority	Queenstown Lakes District
Crown Acquisition Map	1848 Kemp Purchase
SO Plan	<p>DP 300558- Lot 1 DP 300558 part Recreation Reserve (Bushy Point) [4 July 2001]</p> <p>SO 24718 - MD 37, Plan of Lake Hawea. Area referred to in the Deed of Settlement for the Ngai Tahu Claim [November 1997]</p> <p>SO 24708- A 239, Plan of Hawea Lake Side Sites. Area referred to in the Deed of Settlement for the Ngai Tahu Claim [November 1997]</p> <p>SO 24696 - A 238, Plan of Bushy Point. Area referred to in the Deed of Settlement for the Ngai Tahu Claim [November 1997]</p> <p>SO 24677- A 508 Plan of remaining Lake Side Sites. Areas referred to in the Deed of Settlement for the Ngai Tahu Claim [November 1997]</p> <p>SO 24674- MN 447, Plan of areas referred to in the Deed of Settlement for the Ngai Tahu Claim. Lake Hawea – Nohoanga Site 2 [November 1997]</p> <p>SO 24570- Plan of redefinition of part Recreation Reserve subject to GN 267479. [September 1995 – June 1996]</p> <p>SO 24538- Plan of Land Subject to Section 113 Land Act 1948 [areas shown 'B, C, E, F, G, H, I, J' on S.O Plan 24538], [February 1999 Note not approved as to survey].</p> <p>SO 24530- Plan of land to be declared Crown Land situated in Block I Mid Hawea Survey District. [October 1996]</p> <p>SO 24526- Plan of Sections 1 – 3. [plan of proposed operating easement for Lake Hawea. Not approved as to survey at this date]</p> <p>SO 24444- Plan of Sections 1 – 9 Being formerly parts Run 710 [August 1996] (approved for pastoral lease purposes only)</p>

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SO 24219- Plan of land to be acquired for State Highway and road and severance. Parts now known as Sections 1 to 8 SO 24219 [May 1998]

SO 23817- Plan of Marginal Strips over CL A2/1310 [July 1992] (approved for record purposes only)

SO 23816- Plan of Marginal Strips over CL A2/1310 [July 1992] (approved for record purposes only)

SO 22851- Plan of Section's 1 to 5 S.O. Plan 22851. [November 1987] (Adjoining land)

SO 22385- Plan of Land required for road, road to be stopped, severances situated in Block I, Mid Wanaka Survey District [January 1987]

SO 22384- Plan of Land required for road, road to be stopped, severances situated in Block I, Mid Wanaka Survey District [January 1987]

SO 22273- F39 - Plan of allocations to the Department of Conservation pursuant to Section 62 of the Conservation Act 1987. [April 1987]

SO 22257- G38 - Plan of allocations to the Department of Conservation pursuant to Section 62 of the Conservation Act 1987. [April 1987]

SO 22254- G39- Plan of allocations to the Department of Conservation pursuant to Section 62 of the Conservation Act 1987. [April 1987]

SO 21107- Plan of Section 1 Block VIII McKerrow survey District and Section's 5 and 6 Stafford Survey District. [February 1984].

SO 21106- Plan of Sections 1 and 2 Block XII McKerrow Survey District. [February 1984].

SO 21105- Plan of Section 1 Upper Hawea Survey District & Section 5 Block I Mid Hawea Survey District [February 1984]

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- SO 21104- Plan of Sections 1 to 4 Block I Mid Hawea Survey District. [February 1984].
- SO 19809- Plan of land required for road situated in Block I Mid Wanaka Survey District. [February 1981]
- SO 19808- Plan of land required for road situated in Block I Mid Wanaka and Mid Hawea Survey Districts. [February 1981]
- SO 19744- Plan of Control Traverse for Proposed No 6 S.H. Upper Wanaka, Wilkin & Mid Wanaka Survey Districts.
- SO 19518- Plan of Run 803 situated in Block I Mid Wanaka Survey District. [March 1980].
- SO 19407- Plan of Runs 799 & 800 [subdivision of Glen Dene Run, adjoining] [June 1979]
- SO 19256- Plan of Runs 798 & 801 [part underlying Run 803] [July 1979]
- SO 19255- Plan of control points used for compass survey of Runs 798, 801& 802 [July 1979]
- SO 19037- Plan of land to be taken for Road [March 1979]
- SO 17612- Redefinition of State Forest situated in McKerrow, Upper Hawea, Mid Hawea, & Mid Wanaka Survey District. [February 1973]
- SO 16522- Plan of Land to be taken for road [March 1967] (part of Meads Road)
- SO 15870- Plan of Run 757 [adjoining Run][July 1966]
- SO 13900- Copy of sheet 17 of Roll map 450 Provisional State Forests [date of approval not known]
- SO 13582- Plan of parts Recreation Reserve's Mid Hawea Survey Districts. [September 1964]
- SO 12599- Plan of Run 710 formerly parts Runs 95, 95a, 99, 338a & 430a and land for State Forest. [May 1958]

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	<p>SO 12466- Plan of land to be taken for Water Power Development situated in McKerrow, Stafford and Upper Hawea Survey Districts. [May 1957] adjoining land.</p> <p>SO 12465- Plan of land to be taken for Water Power Development situated in Upper Hawea and Mid Hawea Survey Districts. [May 1957] adjoining land.</p> <p>SO 12464- Plan of land to be taken for Water Power Development situated in Mid Wanaka and Mid Hawea Survey Districts. [May 1957] adjoining land.</p> <p>SO 8322- Plan of Section 1 Block I Mid Wanaka Survey District. [Camping Reserve][July 1916]</p> <p>SO 2289- Plan of Recreation Reserve, Mid Hawea Survey District. [August 1938]</p> <p>SO 2053- Plan of extension of Otago Land District [Gazette 1899 page 167]</p> <p>SO 262- Plan of part Run 338a (Ben Wevis) [December 1915]</p> <p>SO 261- Plan of Run 430B & part 338A (Ben Wevis) situated in Upper Wanaka, Mid Wanaka, Upper Hawea & Mid Hawea Survey Districts. [December 1915].</p>
<p>Relevant Gazette Notices and / or Computer interest register.</p>	<p>Road Realignment-State Highway No 6, severance areas amalgamated with this pastoral lease GN 5222314.1 [Gaz 2002 p 1035]</p> <p>Land Declared Crown Land –Lake Hawea [for a proposed operating easement adjoining this land] GN 5008483.1 [Gaz 2000 p 2669]</p> <p>Road to be stopped and to be amalgamated into this pastoral lease GN 979851 [Gaz. 1999 p 2346].</p> <p>Declaring land acquired for road and road stopped GN958460.1 [Gaz 1998 p 1598].</p> <p>State forest set apart as open indigenous state forest Gaz 1978 p 3288</p> <p>Declaring the leasehold estate in land taken for the</p>

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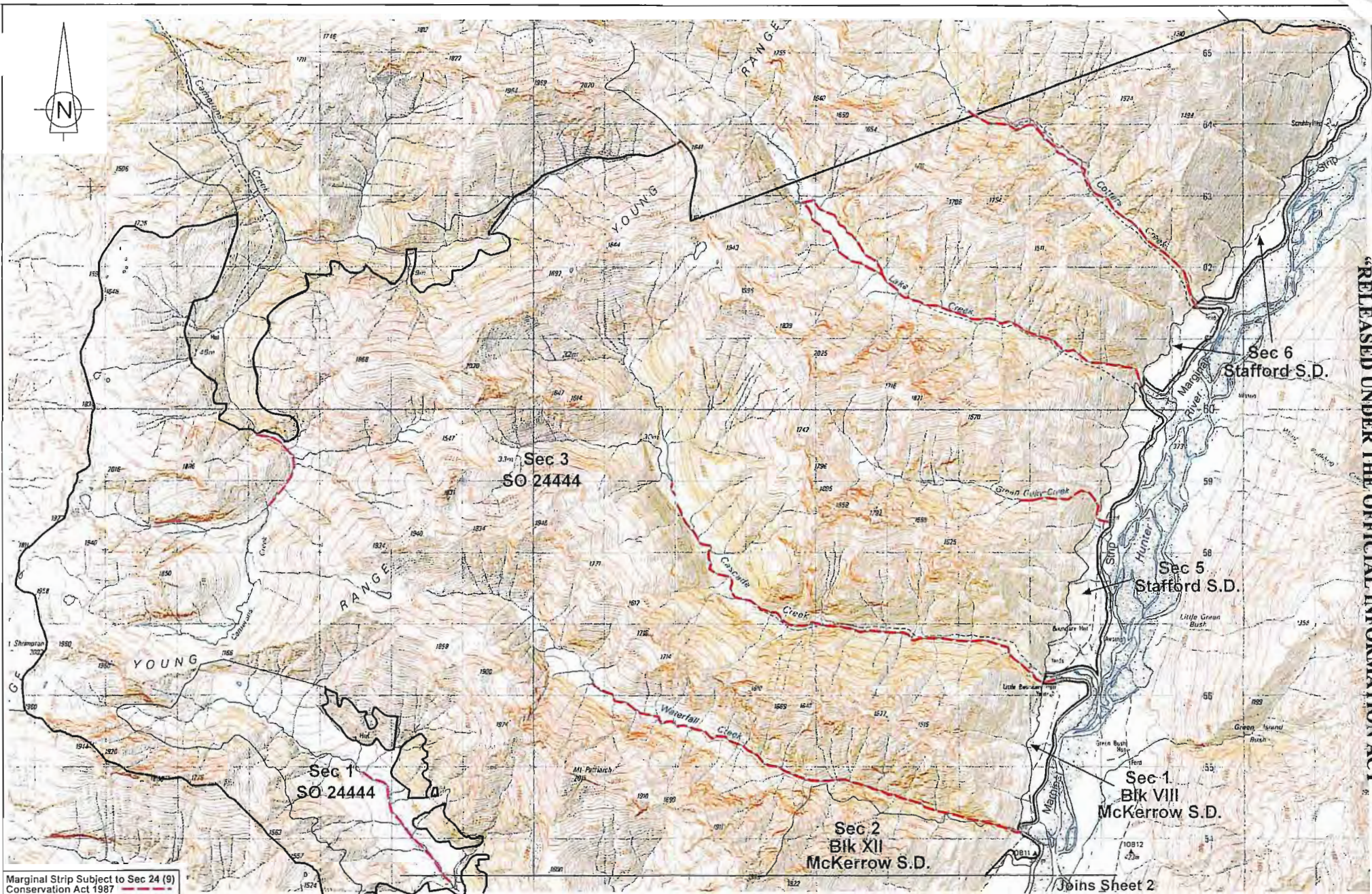
	<p>purpose for a road GN433067 [Gaz 1974 p 2541]</p> <p>Crown Land, portions of a public reserve and land held for the generation of electricity set apart for road GN 395835 [Gaz. 1972 p 2580]</p> <p>Lands set apart as Provisional State Forest Gaz 1919 p 1291 [Numbers 15, 16, 17 & 18 on Sheet 17 roll map 450]</p> <p>Reserves and other Lands Disposal Act 1939 Cancelling the reservation for recreation purposes over certain land in Mid-Hawea Survey District and authorizing its inclusion in a pastoral licence granted over adjoining land.</p> <p>Setting apart National-endowment [shown on SO 13900] for provisional State Forest Gaz 1920 p 2846</p> <p>[Bushy point] Lands permanently reserve for recreation purposes Gaz 1891 p 1049.</p> <p>Land set apart for State Forest purposes GN 936620.2 [Gaz 1898 p 1461]</p>
CT Ref / Lease Ref	<ul style="list-style-type: none"> • OTA2/1310 Current Lease • 5026857.1 Caveat by Telecom New Zealand Limited • OT338/55 former Pastoral Lease • OT338/51 former Pastoral Lease • OT333/194 former Licence to occupy Crown Land for Pastoral Purposes. • OT335/29 former Licence to occupy Crown Land for Pastoral Purposes. • 2939 adjoining Bushy Point freehold title in the name of the Ancillary Claims Trustees.
Plan Index	S O Plans as shown above
Legalisation Cards	<p>SO's 24538, 22851, 22384, 17612, 16522, 12466, 12465, 12464 copies attached.</p> <p>SO's 21107, 21106, 21105, 21104, 19809, 19808, 19518, 19407, 19256, 19255, 19037 viewed no actions recorded.</p>
Statutory Actions (Landonline)	<p>Parcels - Sections 1, 2, 3, 4, 5, 6, 7 & 8 S O Plan 24444 Current purposes – Subject to the provisions of Marginal Strips Statutory Actions - Section 24 Conservation Act 1987.</p> <p>Parcels – Section 1 Block VIII McKerrow and Sections 5 & 6 Stafford Survey Districts [SO 21107]</p>

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	<p>Current Purpose – Crown Land Reserved from Sale [Marginal Strip] Statutory Action – Section 58 Land Act 1987</p> <p>Parcels - Sections Section 1 Upper Hawea Survey District [SO 21105] Current purposes – Subject to the provisions of Marginal Strips Statutory Actions - Section 24 Conservation Act 1987.</p>
CLR	Confirms Pastoral Status (Note areas to be surrendered this has not occurred)
Allocation Maps (if applicable)	<p>Allocated to DOC pursuant to Section 62 of the Conservation Act 1987. Stewardship Land, Allocation Refs D*G38*8*CO, D*G39*4, 5, 6, & 7 and D*F39*4*CO [See part of report 2 of 3]</p> <p>Proposed SOE Land Claims E1, E2, E3 & E4 proposed allocations to ECNZ or Contact Energy (part bed of Lake Hawea and portions of closed road).</p> <p>Proposed SOE Land Claims "Ti 1" records a Telecom interest [over part of Section 2 Block I Mid Hawea Survey District]</p>
VNZ Ref - if known	29082 21400
Crown Grant Maps	Not applicable always been in Crown ownership
<p>If Subject land Marginal Strip:</p> <p>a) Type [Sec 24(9) or Sec 58]</p> <p>b) Date Created</p> <p>c) Plan Reference</p>	<p>a) I) Section 58 II) Section 24(9)</p> <p>b) I) July 1954 II) July 1991</p> <p>c) I) SO 12599 II) SO 23816</p>
If Crown land – Check Irrigation Maps.	Searched nothing found
Mining Maps	Searched not registered licences found

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<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 16522</p> <p>b) Proc 395835</p> <p>c) Gazette 1972 page 2580</p> <p>Notes: SO Plan 19809 no action recorded SO Plan 19808 no action recorded land part of this pastoral lease</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) The Department of Conservation has been consulted and Conservation area status land has been identified within the boundary of this property [See Report 2 of 3]</p> <p>b) Refer to notes above</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>



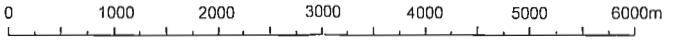
Marginal Strip Subject to Sec 24 (9) Conservation Act 1987



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Hunter Valley Station

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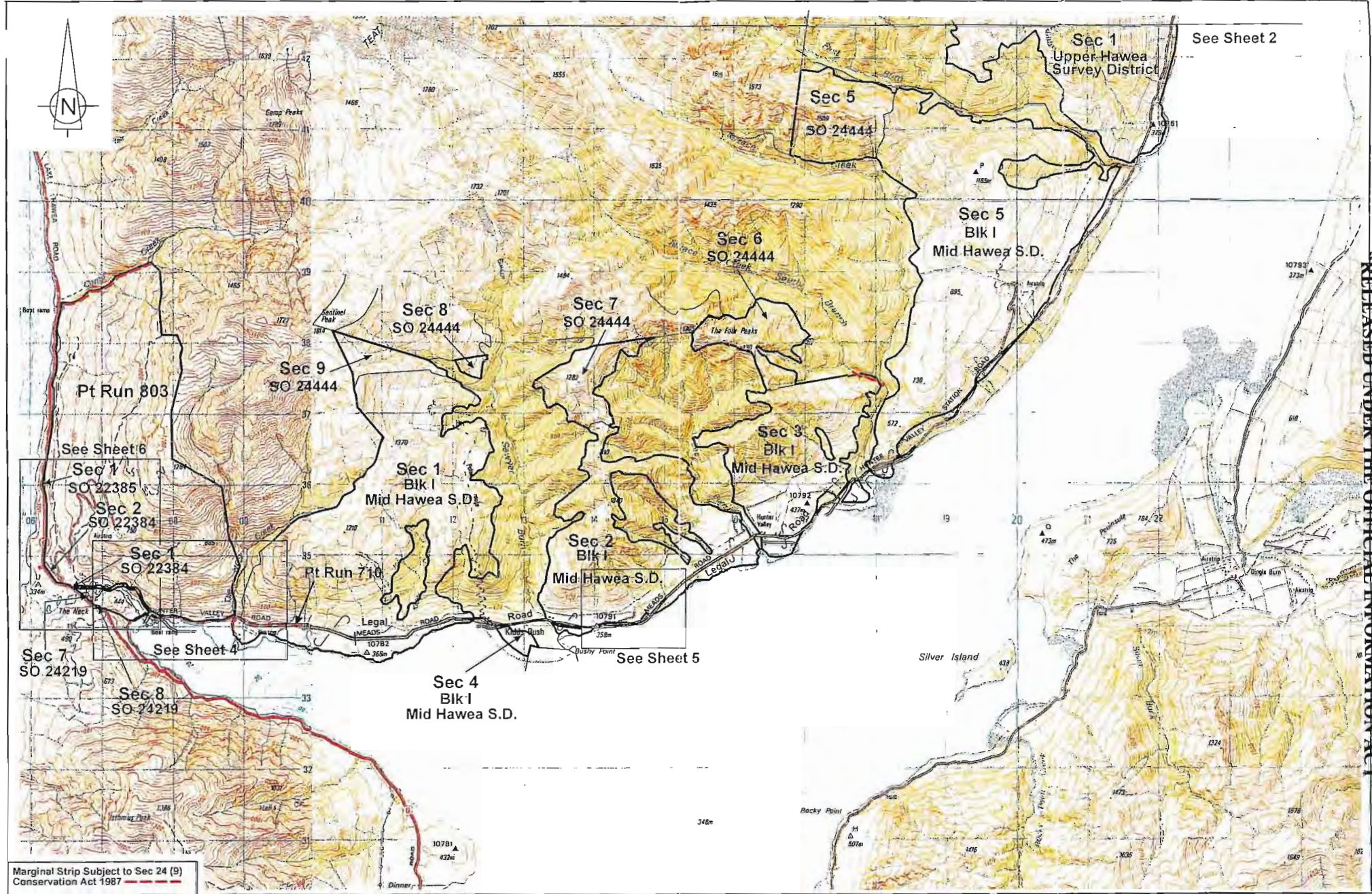


Joins Sheet 2

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NZMS 260 G.38	Date 05/09/2002				

RELEASED UNDER THE OFFICIAL INFORMATION ACT

See Sheet 2



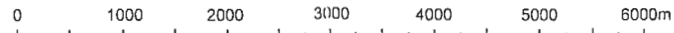
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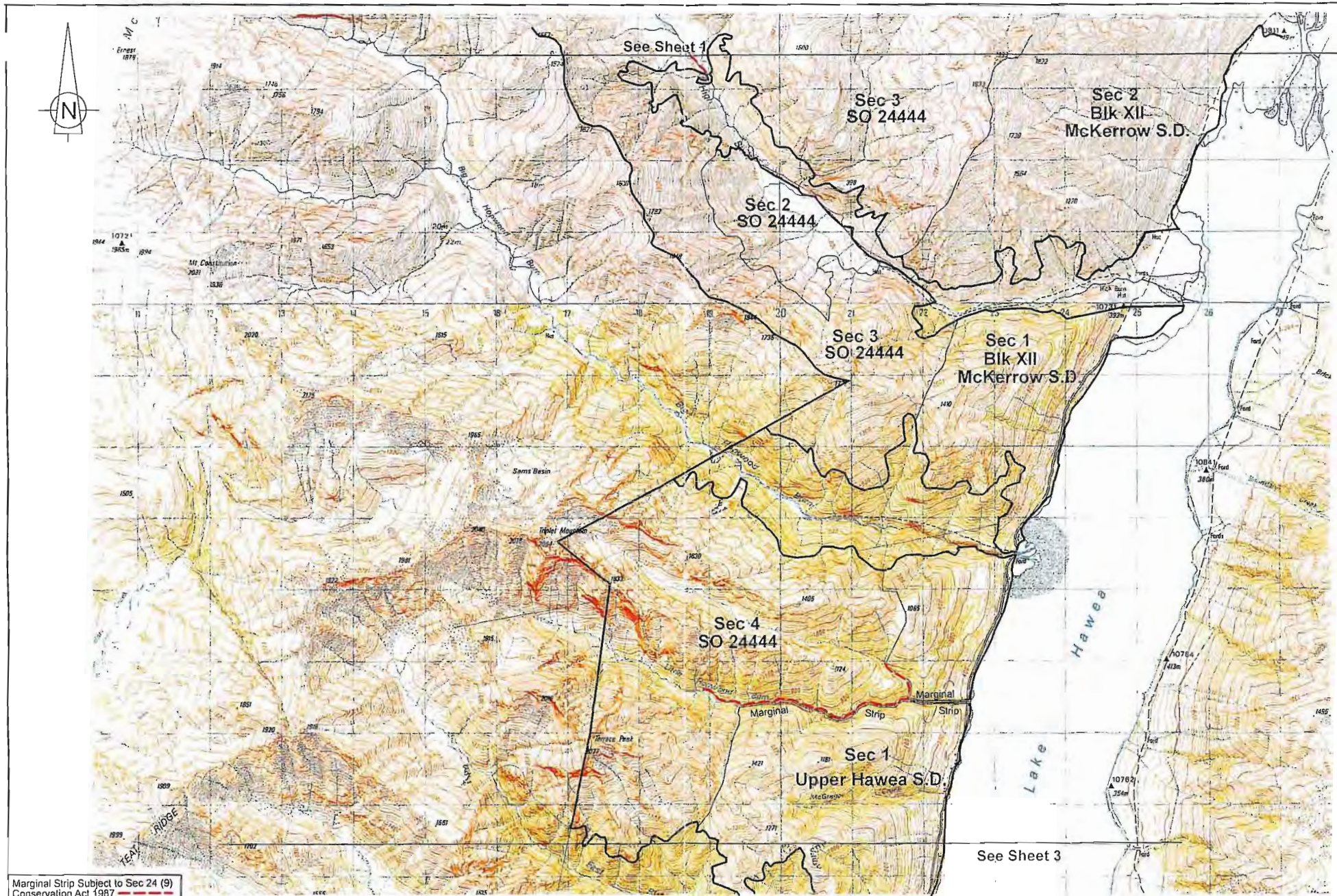
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Marginal Strip Subject to Sec 24 (9) Conservation Act 1987

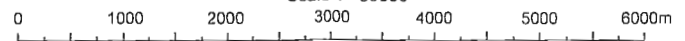
See Sheet 3



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Hunter Valley Station

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NZMS 260 G 38 & 39	Date 05/09/2002				