

## Land Information New Zealand

# PROVISIONAL DESCRIPTION

### Otago Land District

#### Queenstown - Lakes District

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)

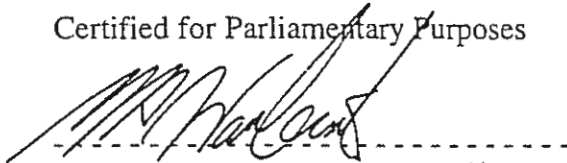
An undefined area of Proposed Surplus Land being Part Closed Road, Block I, Mid Wanaka Survey District. (SO 12464)

**Subject to survey as shown (E) on Allocation Plan A 508 (SO 24677)**  
Part Proclamation 245462, New Zealand Gazette 1962 page 463  
(SO12464)

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)

Certified for Parliamentary Purposes



Chief Surveyor

Date 14/11/1997

A 508  
Ownership

Remaining Lake Side Sites  
Her Majesty the Queen

Files 6925-04 & 5400-02-3154

**Preliminary Investigation of Land at The Neck (Lakes Hawea and Wanaka) Pseudo Section 40 Public Works Act 1981.**

**Client :**

Office of Treaty Settlements.

**Instructions :**

On instructions from the Office of Treaty Settlements a preliminary report has been requested to ascertain requirements should the Crown's interest in the property be declared surplus. [This report has been based on the records of this Department.]

**Background :**

The Interior Run Rolls [Microfilm I 3] of 1880 show an intention to create a Native Reserve within Run 338a. The area of the reserve is "pencilled" as 1658a-2r-00p. The exact boundaries of the land proposed as the original Native Reserve are difficult to determine. This report therefore covers the wider interpretation of the original plan.

**Legal Descriptions : (Areas not known)**

- a) Part Run 803 Mid Wanaka Survey District .
- b) Part Hawea State Forest Mid Wanaka Survey District.
- c) Part Run 430b Mid Wanaka SD

**Physical Description :**

Not inspected.

**Valuation :**

Not separately assessed.

**Status :**

- a) Crown Land held under Pastoral Lease P 179 registered as CL A2/1310
- b) Crown Land held under Section 62 of The Conservation Act 1987 and allocated to Department of Conservation as D\*F39\*4\*C0.
- c) Crown Land subject to the Land Act 1948.

## **History Of Acquisition :**

### **a) Part Run 803**

1) Part of the "Kemp Purchase" being a Deed of Sale executed at Akaroa on 12 June 1848 between the New Zealand Company on behalf of the Crown and the Ngai Tahu Tribe.

2) Incorporated into Pastoral Lease P 179 on 7/7/1982. Registered as Document 578791 [Otago Registry].

### **b) Part Hawea State Forest**

1) Part of the "Kemp Purchase" being a Deed of Sale executed at Akaroa on 12 June 1848 between the New Zealand Company on behalf of the Crown and the Ngai Tahu Tribe.

2) Set apart as Provisional State Forest by NZ Gazette 1919 page 1291.

3) State Forest Set apart as Open Indigenous State Forest by New Zealand Gazette 1978 page 3288.

4) Allocated to Department of Conservation as a conservation area pursuant to Section 62 of the Conservation Act 1987 on 1 April 1987.

### **c) Part Run 430b**

Part of the "Kemp Purchase" being a Deed of Sale executed at Akaroa on 12 June 1848 between the New Zealand Company on behalf of the Crown and the Ngai Tahu Tribe.

## **General**

Run 430b was defined by SO 261 [approved in 1916 ] and no mention of the Native Reserve is made on this plan.

In respect to Part Run 803 the land has been held under various Pastoral Occupation Licences since 1916. In 1965 approval was given to the incorporation of the land into Pastoral Lease P 179. Registration of the incorporation was undertaken in 1982 following the approval of SO 19518.

## **Gifting**

There is no evidence of gifting in respect to these areas.

## **Minerals**

As the land has never been out of Crown Ownership the minerals are still retained by the Crown and should be reserved accordingly if and when the land is alienated.

## Summary :

There appears to have been an intention to create a Native Reserve within Run 338a. However this was never undertaken. The lands have remained in Crown Ownership although part is subject to a Pastoral Lease subject to the Land Act 1948.

The land has never <sup>been</sup> held for a Public Work. If however the Public Works Act 1981 were to apply then in spirit of the Act this land would be exempt from an offer back on the grounds that it be unreasonable in that the land has always been in Crown ownership.

There is no evidence that the land was compulsorily acquired. The History of Acquisition shows the land was acquired under the Kemp Purchase.

## Plans

Attached.

## Recommendation :

### 1) Part Run 803

That if the Crowns interest in this land was declared surplus to requirements then it would be exempt from an offer back pursuant to Section 40(2)(a) Public Works Act 1981 on the grounds that it would be unreasonable. (Always been in Crown ownership). **NB This report does not deal with the issue of the lessees interest in the land which is still current.**

### 2) Part Hawea State Forest

That if the Crowns interest in this land was declared surplus to requirements then it would be exempt from an offer back pursuant to Section 40(2)(a) Public Works Act 1981 on the grounds that it would be unreasonable. (Always been in Crown ownership).

3) Part Run 430b

That if the Crowns interest in this land was declared surplus to requirements then it would be exempt from an offer back pursuant to Section 40(2)(a) Public Works Act 1981 on the grounds that it would be unreasonable. (Always been in Crown ownership).

Prepared by

G Patrick, Property Officer, Crown Property Services.  
17 December 1996

Decision Approved / ~~Declined~~

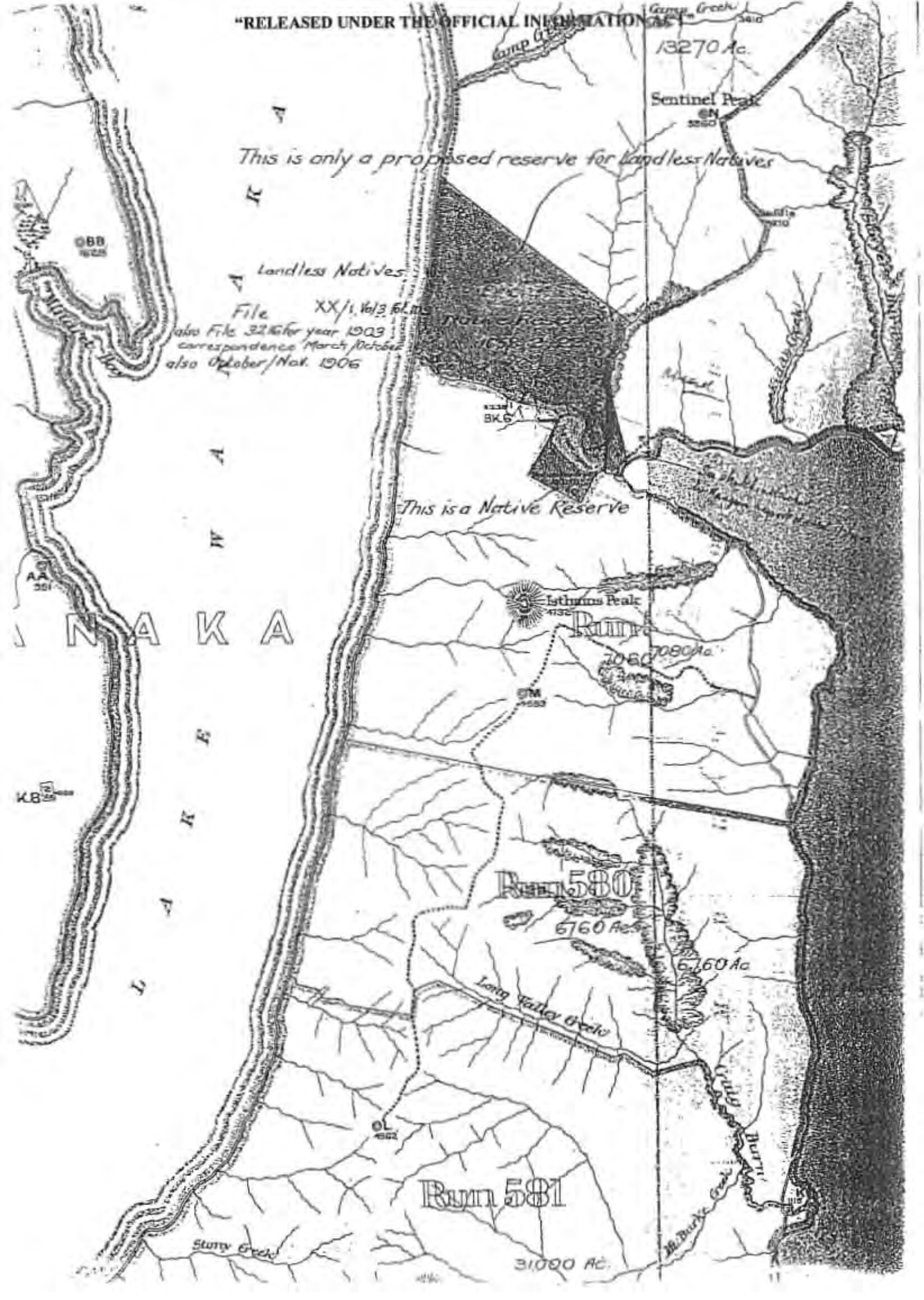
J S Kirk

Manager, Property Regulation (In terms of a delegation from the Chief Executive dated 29 /09 /1995)

18 / 12 /1996

Received 17/12/96

Land Information NZ Dunedin
Approved 18-12-96 CASE No: 5 96/DN 241, 242, 243
PROPERTY Regulation



Camp Creek 3410  
13270 Ac.

Sentinel Peak  
5820

*This is only a proposed reserve for landless Natives*

Landless Natives

File XX/1, Vol 3, 6/1/15  
also File 3216 for year 1903  
correspondence March/October  
also October/Nov. 1906

*This is a Native Reserve*

Lithium Peak  
4130

Run

7080 Ac.

Run 580

6760 Ac.

6760 Ac.

Long Valley Creek

Run 581

31000 Ac.

088  
1925

AA  
351

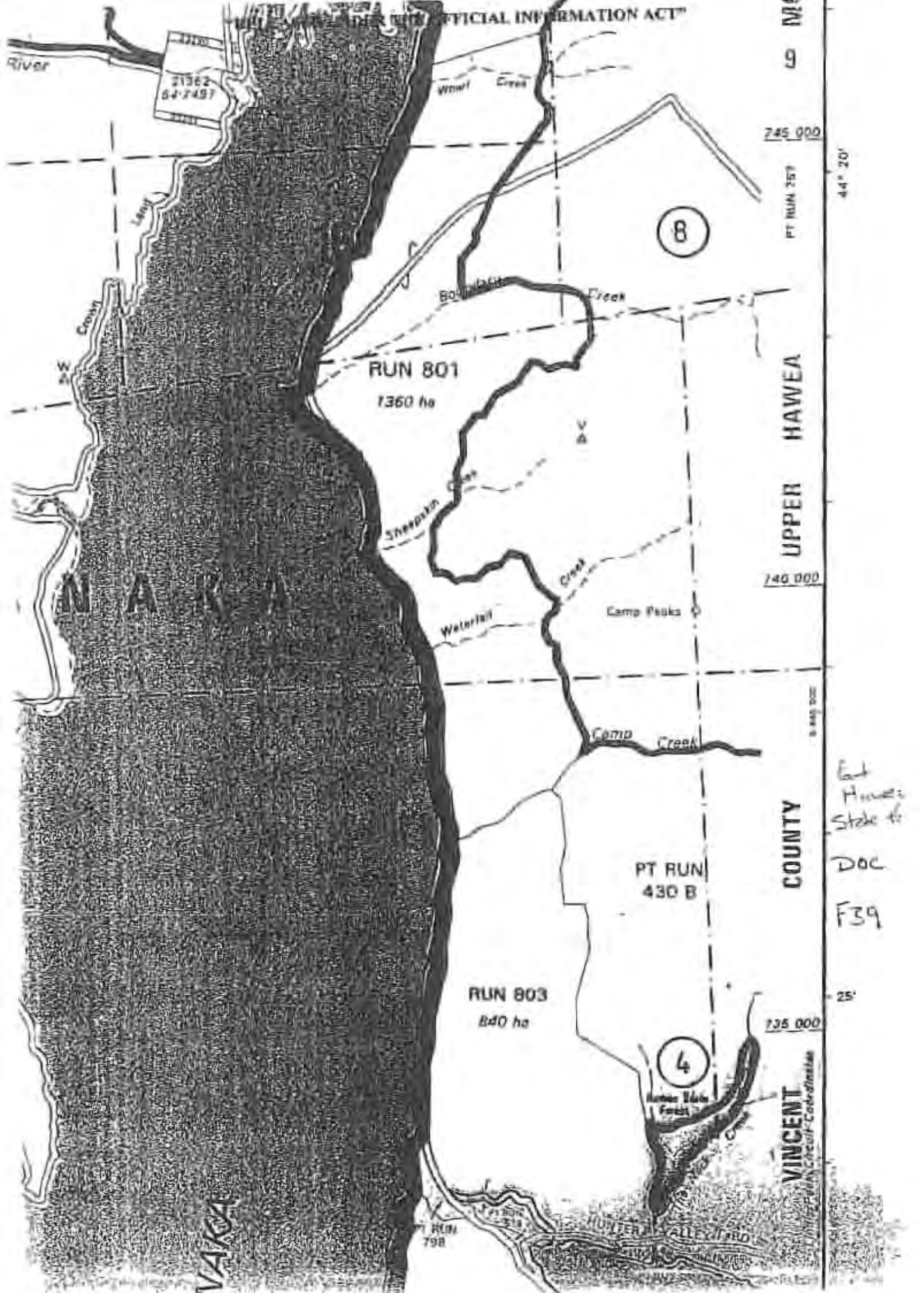
KB  
351

LAKERS

LAKERS

Stony Creek

McDuck Creek



21362  
64-7497

745 000

PT NUM 257

44° 20'

8

RUN 801  
1360 ha

HAWEA  
UPPER

740 000

Camp Peaks

COUNTY

PT RUN  
430 B

East  
Hawea  
State to  
DOC  
F39

RUN 803  
840 ha

735 000

4

VINCENT

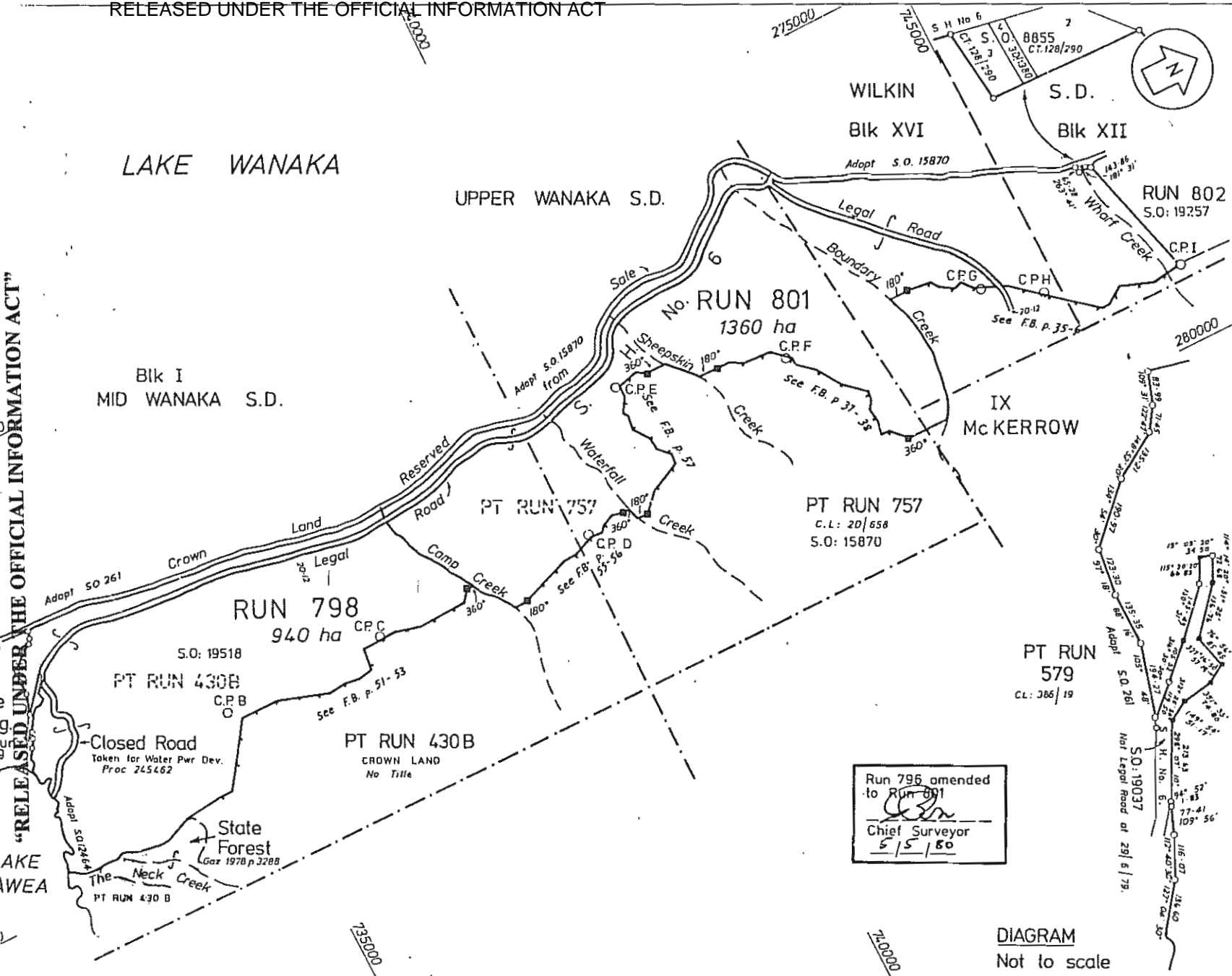
VAKA

PT RUN  
798

HUNTER VALLEY RD



"RELEASED UNDER THE OFFICIAL INFORMATION ACT"



**FORMER DESCRIPTION:**  
**RUN 801**  
 Pt Run 757 situated in Wilkin, Upper Wanaka, Mid Wanaka and Block IX, McKerrrow S.D.  
**RUN 798**  
 Pt Run 430 B situated in Mid Wanaka Survey District.

**NOTES**

1. C.P. denotes a Control Point
2. ■ indicate the ends of the fence. The Run boundary between these points is defined by a line produced either 130° or 360° from the end of the fence to the creek.
3. For survey information relating to Control Points — see S.O: 19255.

**DATUM:** Geodetic 1949  
 Coordinate Origin Lindis Peak  
 700,000mN 300,000mE

Total Area 2300 ha  
 Comprised in C.L. 20/658  
 CROWN LAND — No Title

John Fergus Borrell of Queenstown  
 Registered Surveyor and holder of an annual practicing certificate hereby certify that this plan has been made from Surveys executed by me or under my direction, that both plan and Survey as executed and have been made in accordance with the regulations under the Surveyors Act 1966  
 Dated at Queenstown this 7th day of February 1978  
 Signature: J.F. Borrell

Field Book 2095 p 34-58 Traverse Book —  
 Reference Plans SO 261, 15870  
 Examined R.L. Young Correct  
 Approved as to Survey  
 Chief Surveyor  
 Deposited this day of

Run 796 amended to Run 801  
 Chief Surveyor  
 5/5/80

**DIAGRAM**  
 Not to scale

DISTRICT  
 INDEX RMs 742, 732, 728  
 SHEET NO. F38 F39 G38

**PLAN OF RUNS 798 & 801**

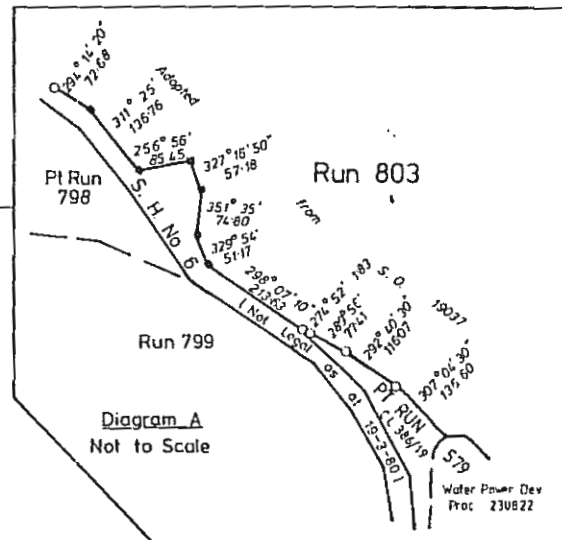
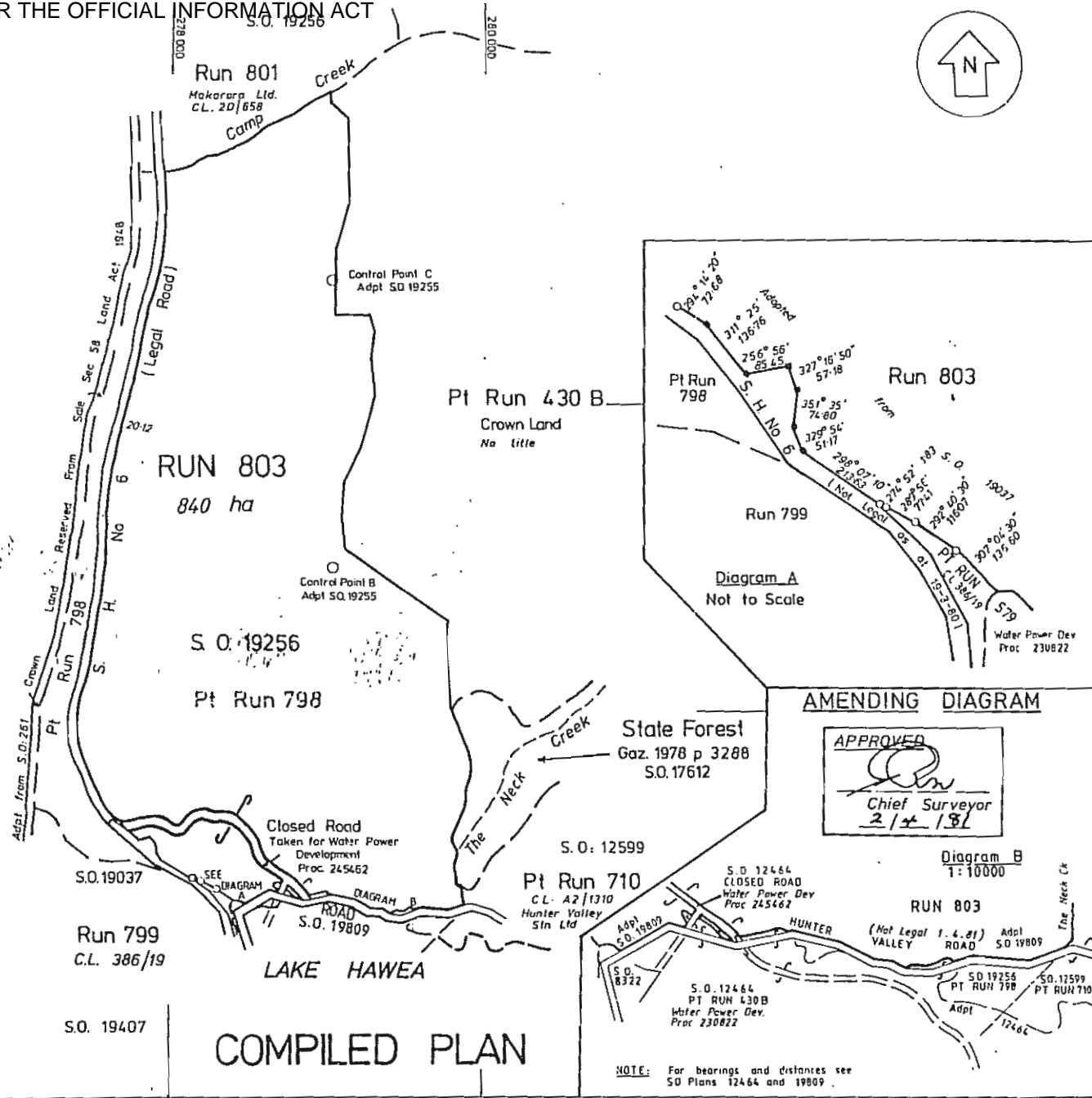
LOCAL AUTHORITY VINCENT COUNTY  
 Surveyed by J.F. Borrell  
 Scale 1:30,000 Date Feb-Mar '78

District Land Registrar  
 File P.316 A.P. 179  
 Received 12-3-79  
 Instructions Form 575, P.316  
**SO 19256**



Former Description:  
Pt Run 798, Blk I,  
Mid Wanaka S. D.

"RELEASED UNDER THE OFFICIAL INFORMATION ACT"



AMENDING DIAGRAM

APPROVED  
*[Signature]*  
Chief Surveyor  
2/4/81

Diagram B  
1:10000

All adoptions from S.O.19256 unless otherwise shown

DATUM: Geodetic 1949  
Lindis Peak Circuit  
FALSE ORIGIN: 700 000 mN  
300 000 mE

Total Area 840 ha  
Comprised in Crown Land - No Title

+ Registered Surveyor and holder of an annual practicing certificate  
herby certify that this plan has been made from Surveys executed  
by me or under my direction; that both plan and Survey are correct  
and have been made in accordance with the regulations under the  
Surveyors Act 1964.

Dated at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_  
1981

Field Book \_\_\_\_\_ p \_\_\_\_\_ Traverse Book \_\_\_\_\_ p \_\_\_\_\_  
Reference Plans S.O. 261, 8322, 12464, 17612, 19255, 19256, 19037, 19407  
Examined R.L. Young Correct *[Signature]*

Approved as to Survey *[Signature]* 5/5/81  
Chief Surveyor

Deposited - this \_\_\_\_\_ day of \_\_\_\_\_ 1981

District Land Registrar

File P 179  
Received 31-3-80  
Instructions

S.O. 19518

DISTRICT TAGO SORM 742  
Y BLK. & D. Mid Wanaka S.D.  
261 F 39  
177 SHEET NO. S 107

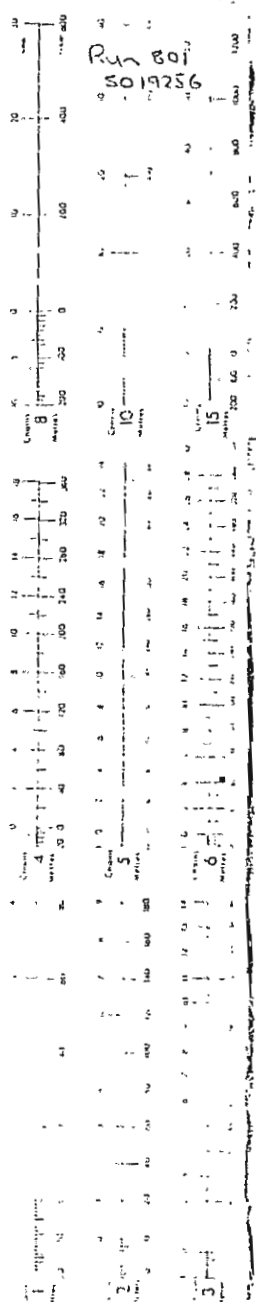
PLAN OF RUN 803

LOCAL AUTHORITY Vincent County  
Compiled in Survey Office  
Scale 1:20 000 Date March 1980

203720  
PL 20/658 15500.  
5015870 Run 757

Run 798  
5019256

Run 801  
5019256

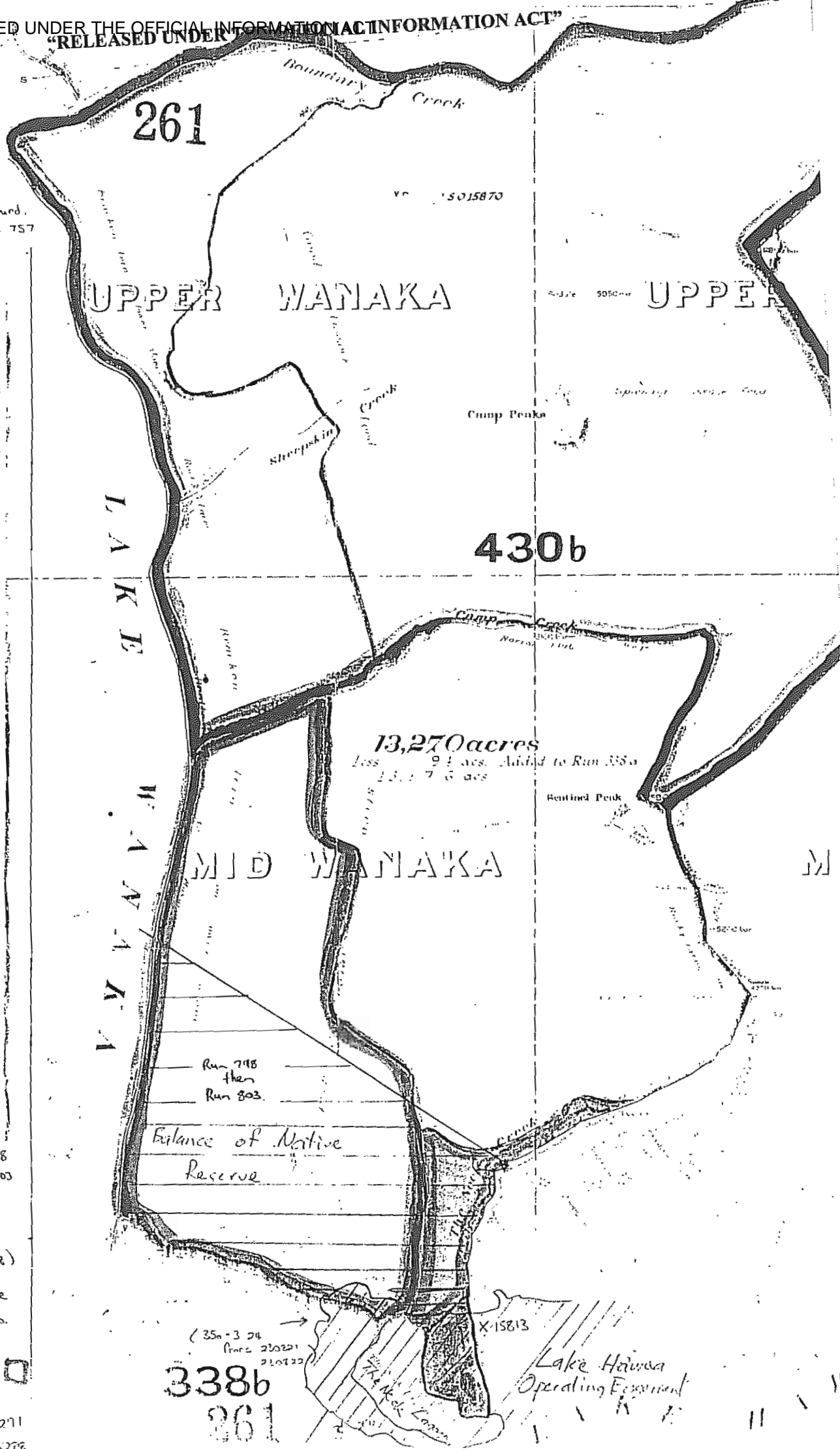


Strip of Run 798  
included in Run 803

50 19518  
Run 803 (being  
only Pt Run 798)  
then boundary the  
e of 50 19256.

Hawea State Forest

112 1917 p 1271  
1978 p 3226



261

UPPER WANAKA

L  
A  
K  
E  
W  
A  
N  
A  
K  
A

430b

MID WANAKA

13,270 acres  
less 9 1/2 acs. Added to Run 338a  
13,176 acs

Run 798  
then  
Run 803

Balance of Native  
Reserve

338b

261

Lake Hawea  
Operating Experiment

Files 6925-04 & LG 416

**Preliminary Investigation of Land at The Neck (Lakes Hawea and Wanaka) Pseudo Section 40 Public Works Act 1981.**

**Client :**

Office of Treaty Settlements.

**Instructions :**

On instructions from the Office of Treaty Settlements a preliminary report has been requested to ascertain requirements should the Crowns interest in the property be declared surplus. [This report has been based on the records of this Department.]

**Legal description & Area :**

- 1) Parts Run 798 Mid Wanaka Survey District. 4.0750 approx . (Refer SO 19518 attached). ✓
- 2) Part Run 798 Mid Wanaka Survey District. Area not known. (Refer SO 19256 attached). ✓

**Physical Description :**

Not inspected.

**Valuation :**

Not separately assessed.

**Status :**

- 1) Crown Land.
- 2) Crown Land.

**History Of Acquisition :**

For both areas.

Part of the "Kemp Purchase" being a Deed of Sale executed at Akaroa on 12 June 1848 between the New Zealand Company on behalf of the Crown and the Ngai Tahu Tribe.

**General :**

Parts of these lands are within the Native Reserve proposed by the Interior Run Rolls of 1880. By SO 261 [approved in 1916 ] the run was redefined as Run 430B and no mention of the Native Reserve is made on this plan.

The lands have been held under various Pastoral Occupation licences since 1916. Approval was given in October 1965 to incorporate the "Camp Creek Block" into the Pastoral Lease known as Hunter Valley Station. The balance of the block was retained for proposed reserve. The incorporation of the "Camp Creek Block" was undertaken in 1982 following the approval of SO 19518. The subject areas were excluded from the incorporation approval.

**Minerals :**

As the land has never been out of Crown Ownership the minerals are still retained by the Crown and should be reserved accordingly if and when the land is alienated.

**Summary :**

The land has never <sup>been</sup> held for a Public Work. If however the Public Works Act 1981 were to apply then in spirit of the Act this land would be exempt from an offer back on the grounds that it be unreasonable in that the land has always been in Crown ownership.

There is no evidence that the land was compulsorily acquired. The History of Acquisition shows the land was acquired under the Kemp Purchase.

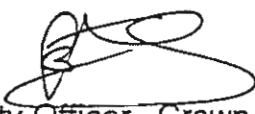
**Plans :**

Attached.

**Recommendation :**

That if the Crown's interest in these lands was declared surplus to requirements then it would be exempt from an offer back pursuant to Section 40(2) Public Works Act 1981 on the grounds that it would be unreasonable. (Always been in Crown ownership).

**Prepared by**

  
G Patrick, Property Officer, Crown Property Services.  
17 December 1996

**Decision**    Approved / ~~Declined~~

  
J S Kirk

Manager, Property Regulation (In terms of a delegation from the Chief Executive dated 29 /09 /1995)

18 / 12 /1996

Land Information NZ Dunedin
Approved 18-12-96 CASE No: 96/DN 245
PROPERTY Regulation

Run 15

13270 Ac

Sentinel Peak  
GN  
2860

The Four Peak

*This is only a proposed reserve for Landless Natives*

Landless Natives

File XX/1, 412, 413

also File 3216 for year 1903  
correspondence March/October  
also October/Nov. 1906



GN  
2860

Bahares Point

Busby Point

*This is a Native Reserve*

Isthmus Peak

Run 16

3080/2800 Ac

GN  
2860

Run 580

6760 Ac

6760 Ac

Long Valley Creek

Run 581

31000 Ac.

A K A

R

K

A

M

A

R

A

W

N

H

D

A

X

B

1:25 000

1:25 000

DISTRICT OTAGO SOBH 742  
 CRY BLK. & DIST. I, Mid Wanaka S.D.  
 261 F 39  
 177 SHEET NO. S 107

# PLAN OF RUN 803

LOCAL AUTHORITY Vincent County  
 Compiled in Survey Office  
 Scale 1:20 000 Date March 1980

Former Description:  
 Pt Run 798, Blk I,  
 Mid Wanaka S.D.

All adoptions from S.O. 19256 unless  
 otherwise shown.

DATUM: Geodetic 1949  
 Lindis Peak Circuit  
 FALSE ORIGIN: 700 000 mN  
 300 000 mE

Total Area 840 ha  
 Comprised in Crown Land - No Title

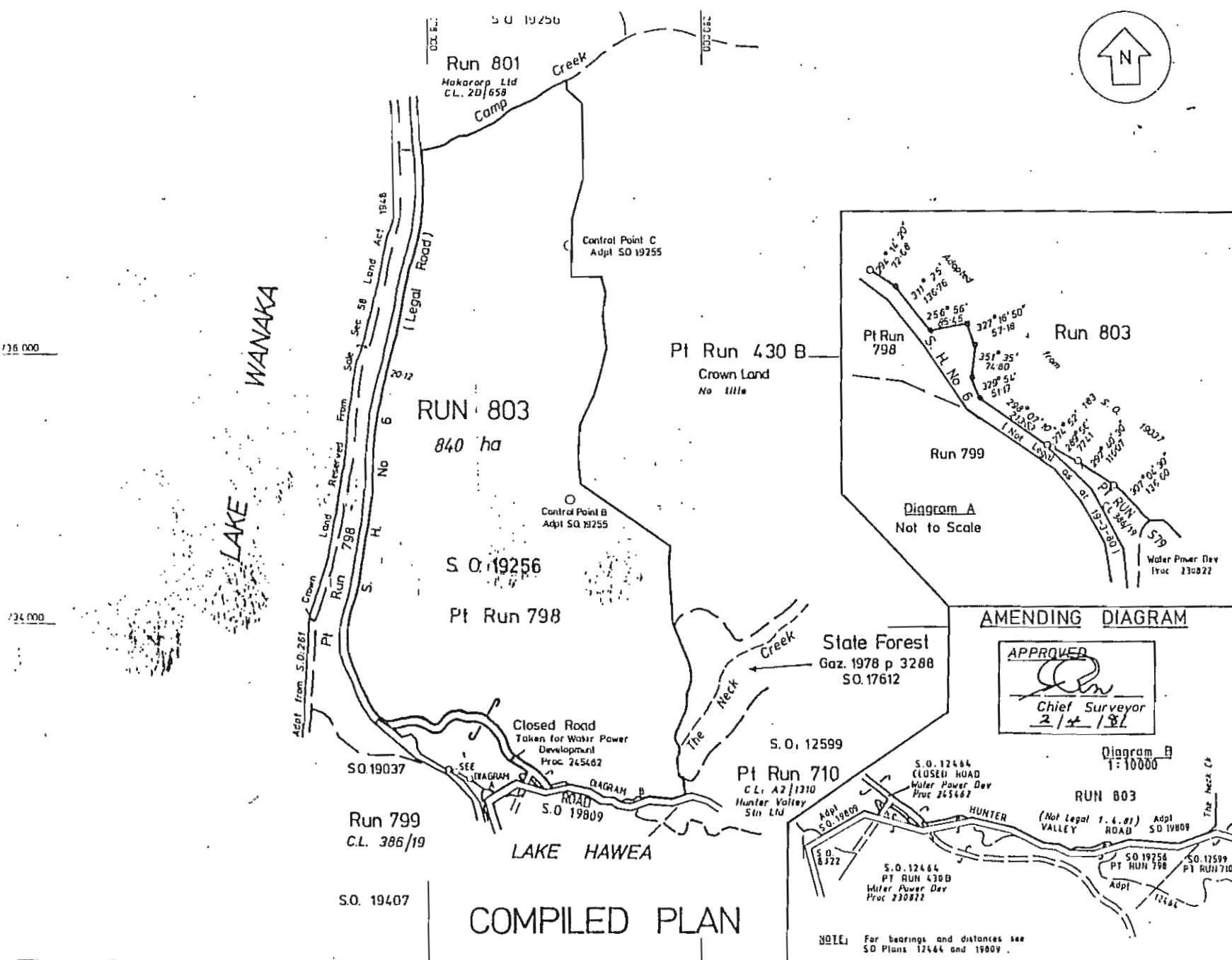
I, Registered Surveyor and holder of an annual practicing certificate  
 hereby certify that this plan has been made from Surveys conducted  
 by me or under my direction; that both plan and Survey are correct  
 and have been made in accordance with the regulations under the  
 Surveyors Act 1966.  
 Dated at: -this- day of -19- 1980  
 of: -19- Signature

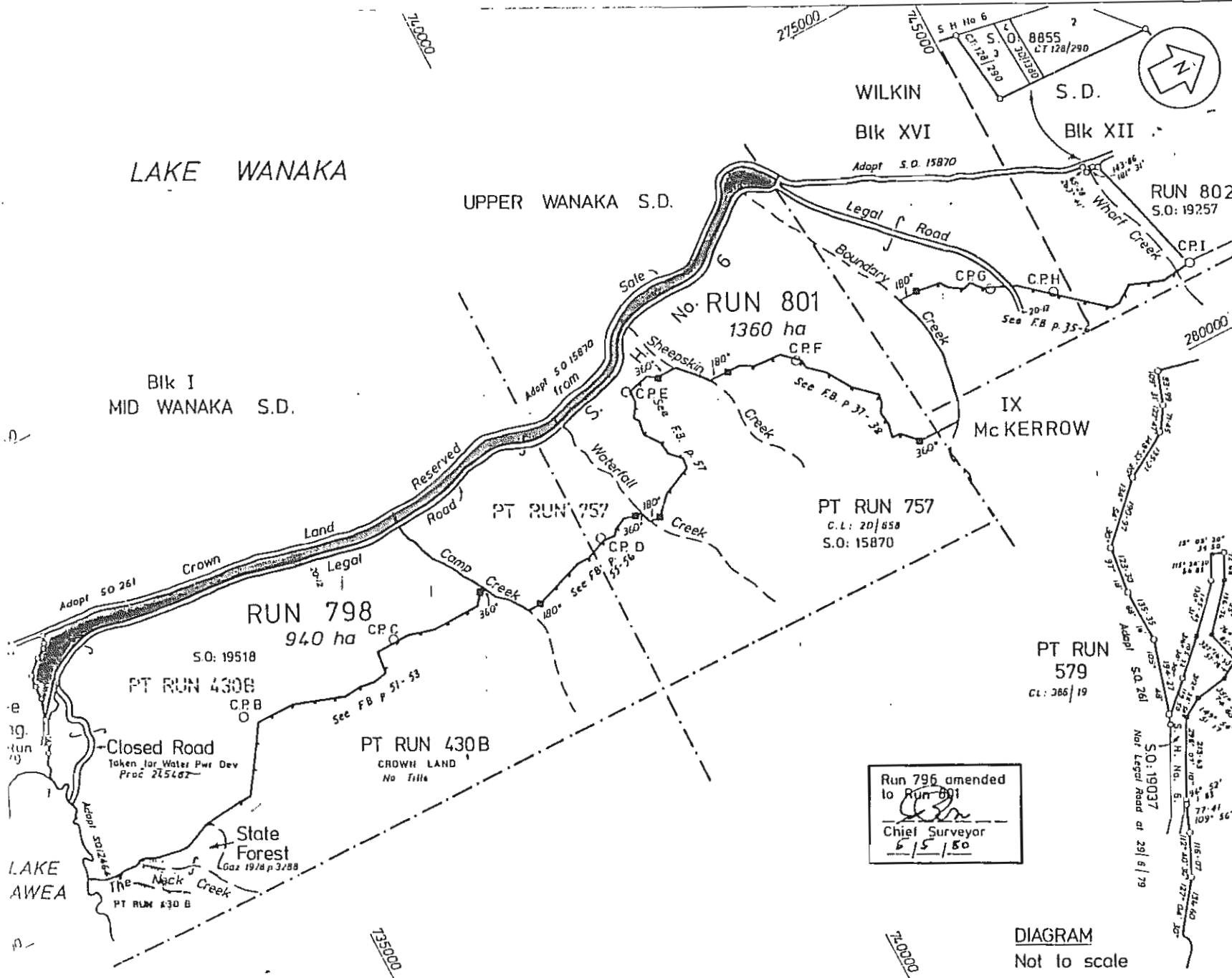
Field Book p Traverse Book p  
 Reference Plans S.O. 261, 8322, 12464, 17612, 19255,  
 19256, 19037, 19407  
 Examined R.L. Young Correct

Approved as to Survey  
 5/5/80  
 Chief Surveyor

Deposited this day of 1980  
 District Land Registrar

File P 179  
 Received 31-3-80  
 Instructions S.O. 19518





**FORMER DESCRIPTIONS:**  
**RUN 801**  
 Pt Run 757 situated in Wilkin, Upper Wanaka, Mid Wanaka and Block IX, McKerrow S.D.  
**RUN 798**  
 Pt Run 430 B situated in Mid Wanaka Survey District.

- NOTES**
1. C.P. denotes a Control Point
  2. ■ indicate the ends of the fence. The Run boundary between these points is defined by a line produced either 130° or 360° from the end of the fence to the creek.
  3. For survey information relating to Control Points — see S.O: 19255.

**DATUM:** Geodetic 1949  
 Coordinate Origin Lindis Peak  
 700,000mN 300,000mE

Total Area 2300 ha  
 Comprised in C.L. 20/658  
 CROWN LAND — No Title

I, John Fergus Borrell, Registered Surveyor and holder of an annual practicing certificate hereby certify that this plan has been made from Surveys executed by me or under my direction that both plan and Survey as correct and have been made in accordance with the regulations under the Surveyors Act 1956.  
 Dated at Dunedin this 17th day of February 1978  
 Signature J.F. Borrell

Field Book 2095 p 34-58 Traverse Book — 1  
 Reference Plans SO 261, 15870

Examined R.L. Young Correct  
 Approved as to Survey  
 4/7/78  
 Chief Surveyor

Deposited this day of February 1978  
 District Land Registrar

File P 316 A P 179  
 Received 12-3-79  
 Instructions folio 575, P 316  
 SO 19256

DISTRICT OTAGO INDEX RMS 742, 732, 728  
 BLOCKS XII & XVI WILKIN S.D.  
 BLOCKS I & J MID WANAKA S.D.  
 BLOCK IX MCKERROW S.D.  
 SHEET NO. F38 F39 G38

**PLAN OF RUNS 798 & 801**

LOCAL AUTHORITY VINCENT COUNTY  
 Surveyed by J.F. Borrell  
 Scale 1:30,000 Date Feb-Mar '78



ref: P179.

idea for your info

14

Mike Clare.

Highburn Delta


As discussed with you prior to Xmas, there appears to have been confusion over the years regarding the status of this land and what land was taken by NZED.

The area which I understand to be the Highburn Delta is that area edged green on attached copy of SO 21106. This area has always been part of the McKerron State Forest (since 1848 anyway) and was not taken by NZED. The land taken by NZED ~~is~~ is coloured blue on attached copy of record map. ~~It appears as though that part of this land had been flooded by Lake Humber has already been added back into the forest.~~

The area edged green is Stewardship land and cannot ~~only~~ be reallocated. If we wish to dispose of the land we need to go through a rather lengthy process set out in the Con Act. Before that starts I will need a report and recommendation about the area, its physical characteristics, what if any conservation values it has, and also a statement about the effect of the loss of this area on the adjacent McKerron SF. (see section 2.6(2) Conservation Act.

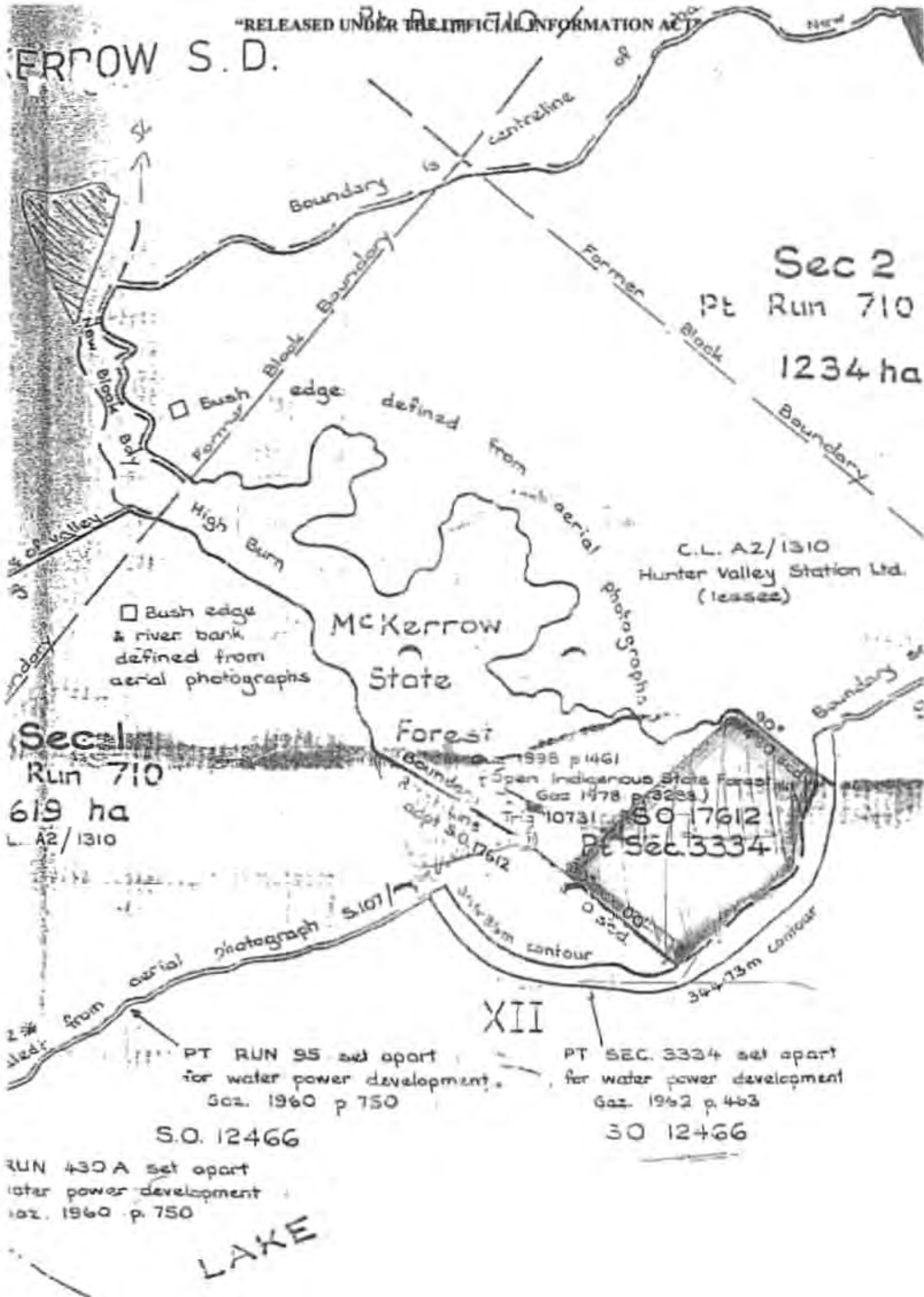
There is also considerable costs involved which include survey (7) section 40 PLRA (\$400)

advertising (2 at \$60).  
Who do you see meeting these costs?  
Can discuss further if you wish.

  
14.1.91



# McKerrow S.D.



Sec 2  
 Pt Run 710  
 1234 ha

C.L. A2/1310  
 Hunter Valley Station Ltd.  
 (lessee)

□ Bush edge  
 & river bank  
 defined from  
 aerial photographs

Sec 1  
 Run 710  
 619 ha  
 L. A2/1310

Forest  
 1938 p 1461  
 (Open Indigenous State Forest  
 Gaz 1978 p 3223)  
 10731  
 SO 17612  
 Pt Sec. 3334  
 344.73m contour

PT RUN 95 set apart  
 for water power development.  
 Gaz. 1960 p 750

S.O. 12466

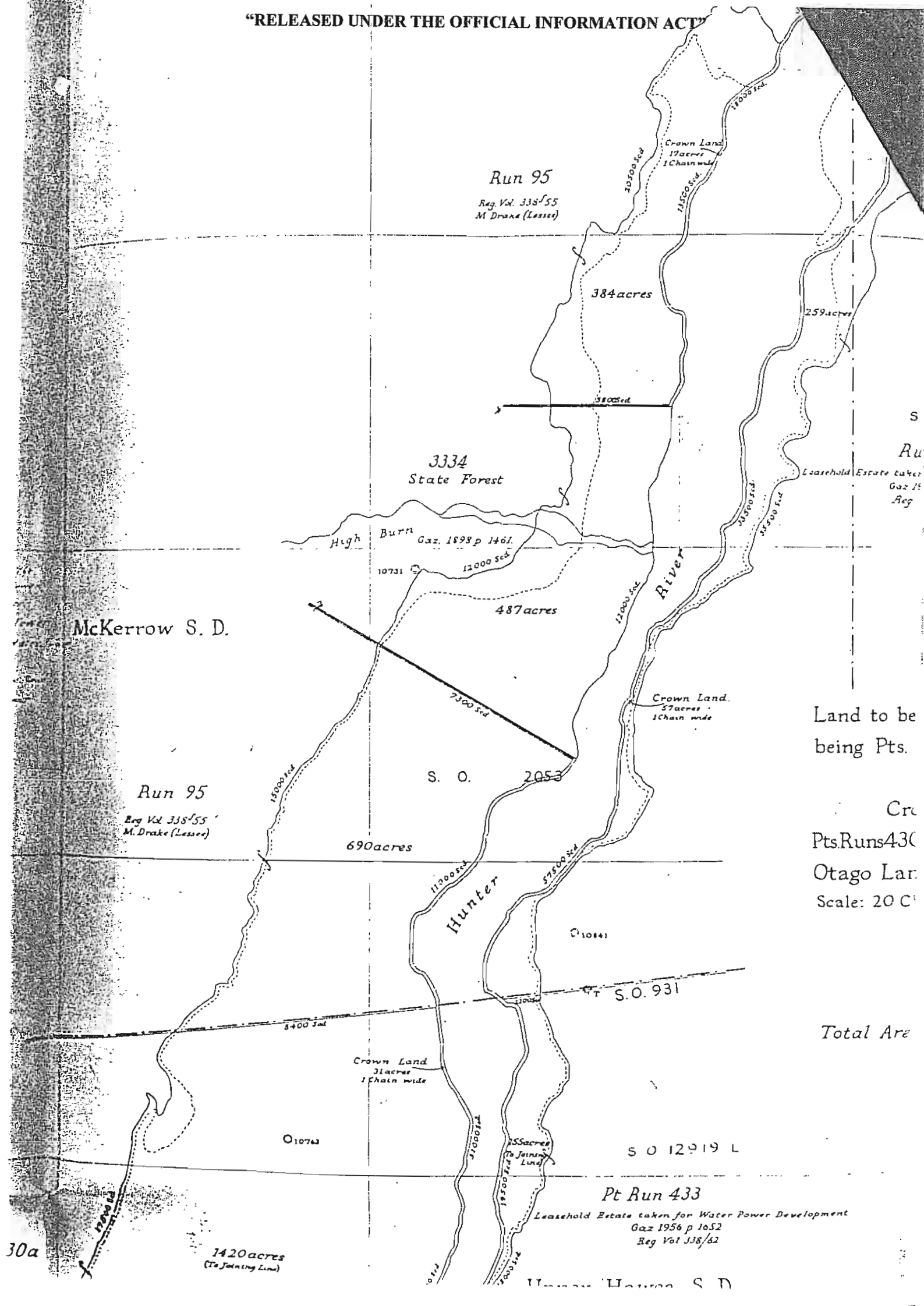
PT SEC. 3334 set apart  
 for water power development  
 Gaz. 1962 p 463

30 12+66

RUN 430A set apart  
 later power development  
 Gaz. 1960 p 750

LAKE

XII



Run 95  
Reg. Vol. 338/55  
M. Drake (Lessee)

384 acres

3334  
State Forest

High Burn  
Gaz. 1898 p 1461

McKerrow S. D.

Run 95

Reg. Vol. 338/55  
M. Drake (Lessee)

690 acres

S. O. 2053

Hunter  
River

O 10841

S. O. 931

O 10762

S O 12919 L

Pt Run 433

Leasehold Estate taken for Water Power Development  
Gaz 1956 p 1032  
Reg Vol 338/62

1420 acres  
(To Joining Line)

Land to be  
being Pts.

Cro  
Pts. Runs 430  
Otago Lar  
Scale: 20 C

Total Area

30a

Upper Hunter S. D.

Although the environmental impact of a scheme at Hawea Neck would be small, the Lake Wanaka Preservation Act 1973 would have to be altered to allow small daily fluctuations in level and some modification to the mouth. For further information on the Board's stance on the Lake Wanaka Preservation Act, see Section 12.10 and Policy 9.3.

#### Implementation

The Board will support the adoption of such a scheme by the government and its agencies, as an alternative to options with greater adverse impact, and will endeavour to gain the consent of the Guardians of Lake Wanaka to the necessary changes in the wording of the Act.

**POLICY HEP8:** while recognising the value of water stored for H.E.P. generation in Lake Hawea, to encourage the accommodation of other uses and interests in the operation of the lake.

#### Explanation

Control of Lake Hawea was fully established in 1960 to provide storage for the generators at Roxburgh. The control structure gave the lake an operating range of 21.6m. The value of this water storage can be measured both in terms of the electricity it can produce downstream, and of its potential to provide an alternative to expensive oil-fired electricity generation during dry years. Between 1976 and 1978 lake levels were excessively low, and caused adverse environmental effects. Maximum and minimum levels of 346m and 336m were set by the National Authority in 1980, with provision for review in 1985. The Board reviewed these levels in 1984, and recommended a maximum of 346.0m and an absolute minimum of 336.0m with a normal working minimum of 338.0m (Inventory, Section 7.2.2). The Board's recommendation was set aside by the National Authority, in March 1985, so as to allow N.Z.E. the use of water below 336.0m in "exceptional circumstances".

The lowering of the lake below 336.0m now requires the approval of the National Authority following consultation with the Board and the imposition of power restrictions on local power authorities. The maximum level may now only be exceeded in the event of a flood emergency and shall be restored as quickly as possible, although not in a manner which would endanger any person or property. These levels were set without full information being available, especially upon the effects of lake bed exposure. If and when fuller information becomes available, or if the situation changes, there may be a need to review the levels. Lake Hawea has considerable value for other interests and uses apart from power generation storage. These include fisheries, recreational and aesthetic values, all of which can be severely impaired by unregulated operation of the lake for power generation purposes alone.

#### Implementation

There is no provision to appeal against the National Authority's decision, but the Board will call for a review of the levels if more information becomes available or if the situation changes.

IR3; IR4;

**POLICY HEP9:** to support provision for irrigation, and the preservation of the river above the Cardrona confluence, as an integral part of development at Luggate and Queensberry.

#### Explanation

Water rights for a dam at Luggate were applied for by the Crown in December 1984. This application was accompanied by an environmental statement which included a description of irrigation possibilities associated with the dam, these possibilities being based on an earlier series of prefeasibility and feasibility studies. The potential area which could be irrigated with water from the Luggate dam is 8950ha, including land both upstream and downstream of the dam and on both sides of the river. These possibilities are described in the Inventory (Section 8.4.2 and Figure 8.1). According to the environmental report, water requirements for this irrigation have been fully taken into account in planning for the power station, but

29 July 2002

*Brendon Hill*

The Manager - Land Resources  
Knight Frank (NZ) Limited  
PO Box 27  
Alexandra

Attention Mr K R Taylor



*Property Solutions*  
*Discussed with Brendon 30/7/02*  
*Suzanne to action.*  
*- I have requested draft document.*  
*✓ You need to request \$1 appl A fee (I forgot).*  
*ES/102*

Dear Sir

**Application to Commissioner of Crown Lands for Grant of Easement  
Telecom New Zealand Limited – Hunter Valley Station – Pastoral Lease P179  
Run 803 and Section 2 Block I Mid Hawea Survey District**

As previously advised, in the course of the year 2000, Telecom New Zealand Limited established two telecommunications facilities situated on Hunter Valley Station, being the land comprised within certificate of title reference OTA2/1310, Otago Land Registry (copy enclosed). Telecom is making an application to the Commissioner of Crown Lands for the grant of a easements relating to the facilities.

The sites are telecommunications facilities for the betterment of the community, providing a land base radio station that acts as a repeater enabling telephone services to remote customers at The Neck, Hunter Valley Station and Dingleburn Station.

At the time of installation of the equipment, Telecom obtained all the necessary approvals, permits and licences relating to the facility, including Resource Consent.

A summary of the facilities follows;

**The Neck site**

- a 1.8 m x 1.8m Portacom Hut (2.8m at its highest point)
- a 5 metre high pole, with a 1.2 metre lightening rod, with two 450mm dish antennas
- a wooden fence and gate surrounding the hut and pole.

The Portacom Hut is painted 'Lichen' which is a Coloursteel standard. The pole is constructed of galvanized steel and the dish antenna are aluminium grid design. The fence and gate is treated timber. Power supply is accessed from the electricity poles located nearby the telecommunications facility.

The position of the facility is located towards the base of a hill, screened by surrounding vegetation and the hilly terrain, situated below the skyline. The site is naturally barren and clear of vegetation other than tussock and other grasses. The facility is barely visible with the naked eye from a limited number of positions along the Makarora – Lake Hawea Road (SH6).

Please refer to the enclosed photographs detailing the facility, its location and surrounding land.

A copy of the proposed easement diagram is enclosed for your reference.

**The Hunter Valley Station site**

- a 0.9 m x 0.4m Portacom Hut radio equipment cabinet
- a 5 metre high pole, with a 1.2 metre lightening rod, with one 600mm dish antenna
- a wooden fence and gate surrounding the hut and pole.

The equipment cabinet is painted ‘Lichen’ which is a Coloursteel standard. The pole is constructed of galvanized steel and the dish antenna is aluminium grid design. The fence and gate is treated timber. Power supply is accessed from the electricity poles located nearby the telecommunications facility.

The position of the facility is on a natural terrace above Meads Road, screened by surrounding vegetation and the hilly terrain, situated below the skyline. The site is naturally barren and clear of vegetation other than tussock and other grasses. The facility is barely visible with the naked eye from a limited number of positions along the Makarora – Lake Hawea Road (SH6).

Please refer to the enclosed photographs detailing the facility, its location and surrounding land.

A copy of the proposed easement diagram is enclosed for your reference.

Telecom is seeking the granting of easements for Telecommunications, Electricity and Right of Way for both the Hunter Valley Station and The Neck facilities.

Access to both facilities makes use of existing vehicle access tracks up to the equipment from the Makarora – Lake Hawea Road (The Neck facility) and Meads Road (HunterValley Station facility).

The position of the facilities and proposed easements do not impact upon the farming or other operations of the land and have been positioned adjacent to other utilities on the property.

Accordingly, we consider that there are no adverse effects arising from the facility or proposed easement. Further, we consider that there are no detrimental elements that would impact upon the inherent values of the land.

Telecom has recently concluded negotiations with the Commissioner of Crown Lands relating to the form of a standard Deed of Easement (General Easement).

The proposed term of the easement is 60 years. The easement deed records compensation of \$500.00 plus GST as being payable to the Crown for the easement.



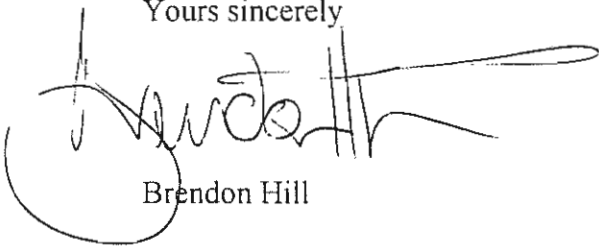
*Brendon Hill Property Solutions*

In preparing this application, Telecom has consulted with the Pastoral Lessee, Hunter Valley Station Limited (Mr and Mrs D M Cochrane), and has obtained the Lessees consent to access the land. A copy of the Consent of Lessee Agreement with Hunter Valley Station Limited is also attached for your reference.

Should you require additional information or clarification of any aspect relating to this application, please do not hesitate to communicate with the writer.

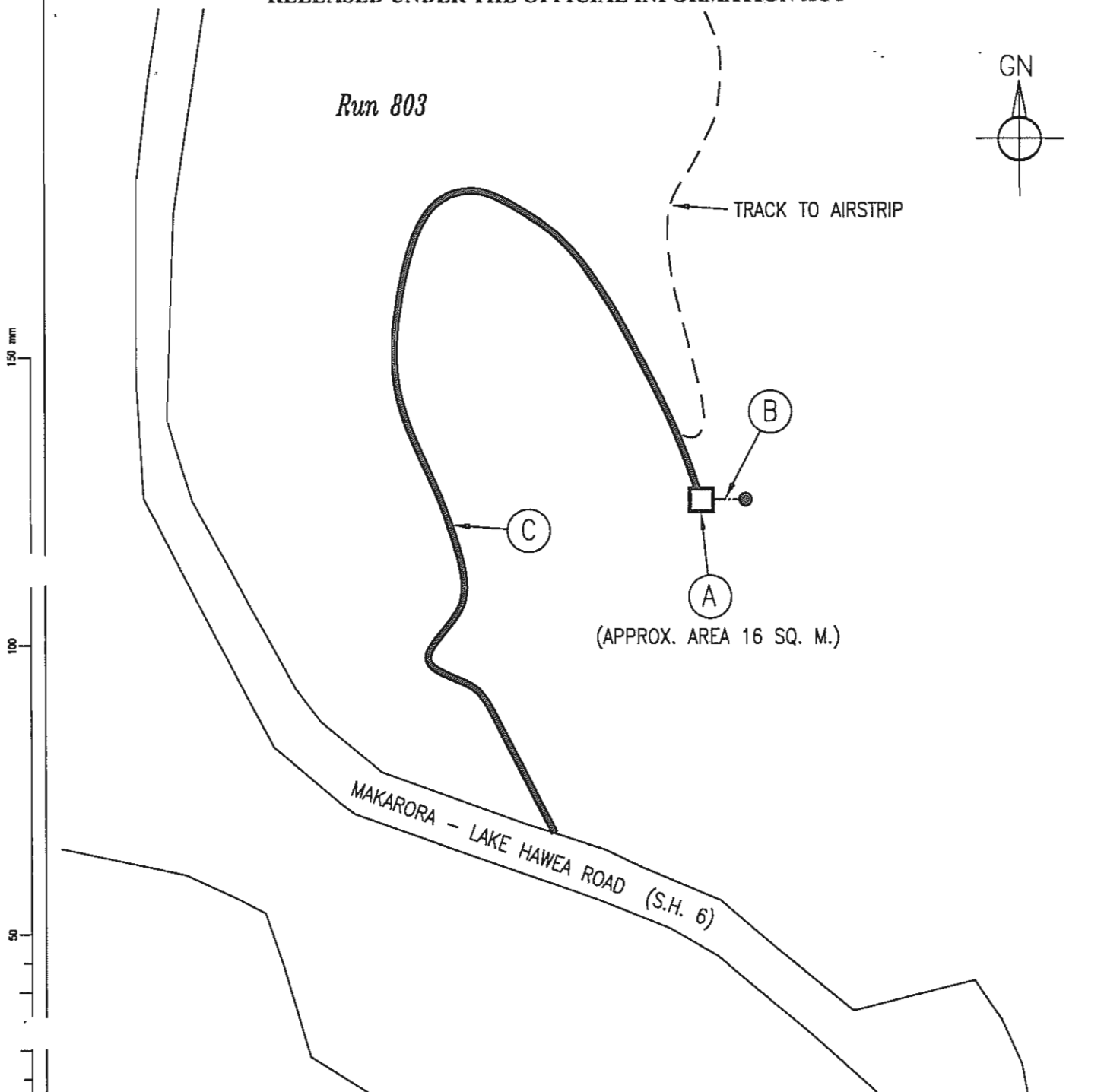
Meantime, we await your further advices.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Brendon Hill', with a large circular flourish on the left side.

Brendon Hill

Email [brendon.hill@xtra.co.nz](mailto:brendon.hill@xtra.co.nz)  
Direct dial 03 357 0988



(APPROX. AREA 16 SQ. M.)


PROPOSED EASEMENTS			
SHOWN	PURPOSE	SERVIENT TENEMENT	GRANTEE
(A)	Telecommunication	Run 803	TELECOM NEW ZEALAND LIMITED
(B)	Electricity		
(C)	Right of Way		

This proposal is wholly contained in the Certificate of Title OTA2/1310

	BY	CHECKED	DATE
DESIGN			
DRAWN	GGV		3.02
APPROVED			

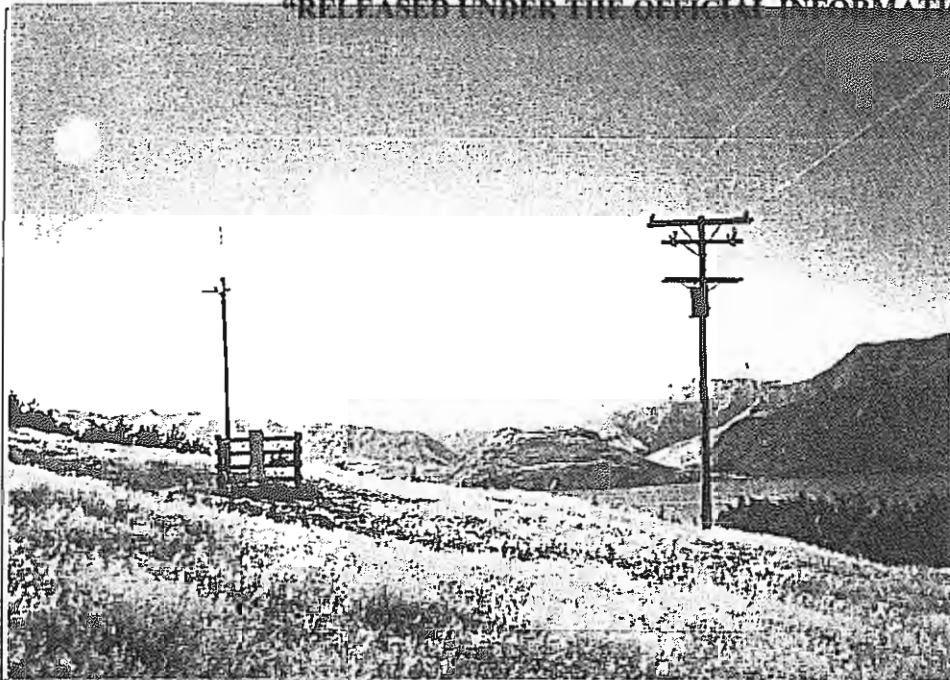
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**Christchurch**



PO Box 1482  
Christchurch, New Zealand  
Tel: +64 3 363 5400  
Fax: +64 3 365 7858

PROPOSED EASEMENTS					
TITLE TELECOM NEW ZEALAND LIMITED HUNTER VALLEY - LAKE HAWEA CMAR UPDATE THE NECK SITE, CENTRAL OTAGO					
STATUS	SCHEME	FILE	DXT15.00		
SCALE	PLOT DATE	FEATURE IDENTIFIER	CODE	SHEET	REVISION
1:3000	7.3.02	6/1970/1	5602	2	



JOB: Hunter Valley  
Photo File: 02-030  
Photo No: 15  
Date: 26/2/02  
Description: Looking towards Hunter Valley

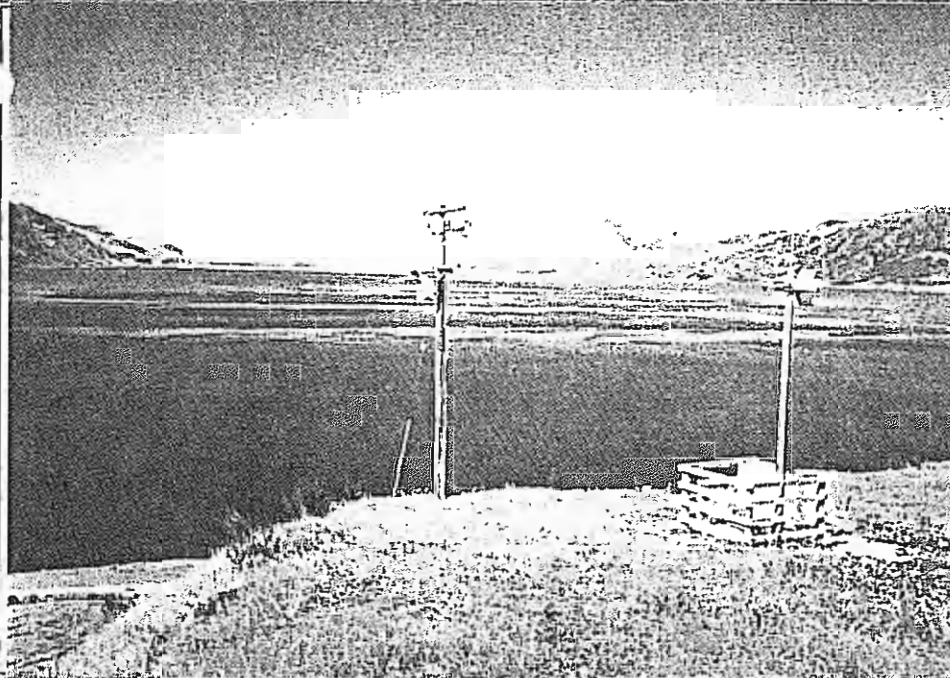
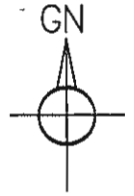


Photo File: 02-030  
Photo No: 16  
Date: 26/2/02  
Description: Looking towards Huwera Car @ gate bottom left

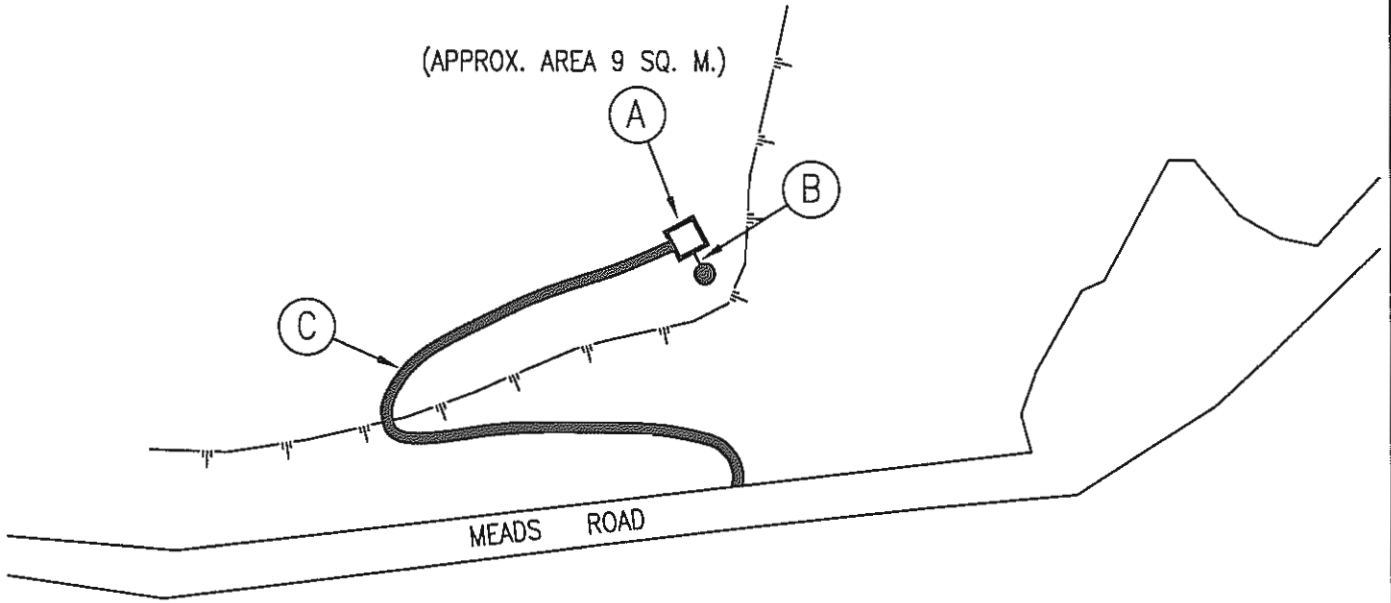


Photo File: 02-030  
Photo No: 24  
Date: 26/2/02  
Description: From gate looking towards lower



Sec 2 Blk 1

150 mm  
100  
50  
0  
10 mm



PROPOSED EASEMENTS			
SHOWN	PURPOSE	SERVIENT TENEMENT	GRANTEE
(A)	Telecommunication	Sec 2 Blk 1	TELECOM NEW ZEALAND LIMITED
(B)	Electricity		
(C)	Right of Way		

This proposal is wholly contained in the Certificate of Title OTA2/1310

	BY	CHECKED	DATE
DESIGN			
DRAWN	GGV		3.02
APPROVED			

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**Christchurch**

PO Box 1482  
Christchurch, New Zealand  
Tel: +64 3 363 5400  
Fax: +64 3 365 7858

INTERNATIONAL CONSULTANTS

TITLE TELECOM NEW ZEALAND LIMITED HUNTER VALLEY -LAKE HAWEA CMAR UPDATE HUNTER VALLEY SITE, CENTRAL OTAGO					
PROPOSED EASEMENTS					
STATUS	SCHEME	FILE	DXT15.00		
SCALE	PLOT DATE	FEATURE IDENTIFIER	CODE	SHEET	REVISION
1:3000	7.3.02	6/1970/1	5602	1	



Your Reference: P151

John Wickliffe House  
Princes Street  
PO Box 896  
Dunedin  
New Zealand

Our Reference: 6825-C2000

DEPT. OF CONSERVATION  
REGIONAL OFFICE, DUNEDIN  
  
22 JUN 1992  
  
RECEIVED

RC	Phone	0-3-477 0650
	Fax	0-3-477 3547
MANAGER FUNCTIONS	<i>[Signature]</i>	
MANAGERIAL		
MANAGER PERSONNEL		
MANAGER FINANCE		
LEGAL		
SCIENCE		
PLANNING		

22 June 1992

The Regional Conservator  
Department of Conservation  
Box 5244  
DUNEDIN

Attention: K Stewart

*Mike C.*

**DINGLEBURN PASTORAL LEASE**

With reference to your enquiry of 8 May 1992 on the matter of native forest areas within, or adjoining, Pastoral Lease A2/1219.

The present lease diagram is a black and white copy of the coloured diagram appearing on C.L.424/71. I inspected the original coloured diagram, and advise that the five areas you mention are coloured green, but not excluded by pink border: conversely, the other areas coloured green toward the southern part of Run 724, identified as 'State Forest', are excluded by pink border. This situation is supported by the plan of Run 724, S.O.12919 (approved 1960).

Prior leases were searched, summarised as follows:

- C.L.338/62 (issued 1 July 1954) for Run 99A etc does not depict the areas
- C.L.336/15 (issued 1 March 1924) does show them, but not excluded: diagram in accordance with S.O.2053, dated c.1901.

NZ Gazette 1920 p 2837, supported by 'Roll Plan 450 sheets 17 and 17A' (our S.O.13900), only sets apart bush areas in the southern part of Run 724, formerly Part Run 335B, as State Forest.

Incidentally, current topo maps (NZMS 1 sheets S99 and S108) show approximately ten areas of native bush of varying size within the northern part of Run 724.

In conclusion, nothing was found to suggest that the five areas to which you refer are other than pastoral leasehold land, contained within C.L.A2/1219.

As indicated to you this week, my costs will not exceed \$100, the invoice will follow in due course.

*C.R. Fisher*  
C R Fisher  
for District Manager/Chief Surveyor  
crfiding/rah

Enclosed: Search copy of C.T., print of part of 1920 gazette notice, and copy of diagram from C.L.336/15.

"RELEASED UNDER THE OFFICIAL INFORMATION ACT"

Office, Department of Forestry, at Wellington, and thereon bordered green.

All that area of land in Block XIV, Arnott Survey District, in the Westland Land District, being Reserve 11636, containing by admeasurement 3,100 acres, more or less. Commencing at the north-western corner of the said block XIV, Arnott Survey District, and proceeding along the northern boundary of that block to its north-eastern corner; thence along the eastern boundary of the said block, 12400 links; thence due east to the western boundary of the said block; and thence along the said western boundary to the point of commencement. As the same is delineated on sheet 31, roll plan 450, deposited in the Head Office, Department of Forestry, at Wellington, and thereon bordered green.

All that area of land in Block XVI, Hapuka Survey District, in the Westland Land District, being Reserve 1637, containing by admeasurement 1,850 acres, more or less. Commencing at the most southerly corner of Reserve 366, and proceeding along its south-eastern and north-eastern boundaries, the latter produced to the sea-coast; thence along the sea-coast to the eastern boundary of the said Block XVI; thence along the said eastern boundary to the southern boundary of the said block; thence along the said southern boundary to the south-western shore of the Waitoto Lagoon, and along the said shore to the south-western boundary of the said Reserve 366; and thence along the said reserve boundary to the point of commencement. As the same is delineated on sheet 31, roll plan 450, deposited in the Head Office, Department of Forestry, at Wellington, and thereon bordered green.

All that area of land in Blocks IX, X, XIII, and XIV, Gorge River Survey District, in the Westland Land District, being Reserve 1698, containing by admeasurement 6,500 acres, more or less. Commencing at the north-western corner of Block IX, Gorge River Survey District, and proceeding along the northern boundary of that block to its north-eastern corner, and along the northern boundary of Block X of the said survey district for 1000 links; thence due south to the southern boundary of Block XIV, and along that boundary and the southern boundary of Blocks XIII and IX to the sea-coast; and thence along the sea-coast to the western boundary of Block IX, Gorge River Survey District, and along that block boundary to the point of commencement. As the same is delineated on sheet 66, roll plan 450, deposited in the Head Office, Department of Forestry, at Wellington, and thereon bordered green.

All that area of land in the Westland Land District, situate in Block XII, Okarito Survey District, being Reserve 1790, containing by admeasurement 300 acres, more or less, and comprising all the islands in the Okarito River between Canoe Point and the eastern shore of the Okarito Lagoon. As the same is delineated on sheet 43, roll plan 450, deposited in the Head Office, Department of Forestry, at Wellington, and thereon bordered green.

OTAGO LAND DISTRICT.

All those parcels of bush-clad land in the Otago Land District, containing by admeasurement 12,280 acres, more or less, situate in Runs 335A, 335B, 335D, and 433, and being numbered 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, and 31 on sheets 17 and 17A, roll plan 450, deposited in the Head Office, Department of Forestry, at Wellington, and thereon bordered green.

(S.O. 13900 Otago)

SOUTHLAND LAND DISTRICT.

All that parcel of land in the Southland Land District, containing by estimation 6,400 acres, more or less, being parts of Mavora, Black Hill, and Snowdon Survey Districts, and bounded commencing at a point on the south boundary of Block XIV, Mavora Survey District aforesaid, 25 chains west of Trig. A; thence in a northerly direction along the bush-edge into Block X; thence westerly across the Oreti River; thence southerly along the bush-edge across the southern boundary of Mavora Survey District aforesaid; thence westerly and again northerly along the bush-edge aforesaid, through Blocks XIII and IX, to the eastern shore of Lake North Mavora; thence southerly along the said eastern shore to the bush-edge, again southerly along the bush-edge to Lake South Mavora; thence south-westerly along the east shore of said Lake South Mavora and the Mararoa River to the bush-edge in Block VI, Snowdon Survey District; and thence north-easterly along the bush-edge to the point of commencement. As the same is delineated on plans 91 and 91A, in green, deposited in the Head Office, Department of Forestry, at Wellington, and thereon bordered green.

Also all that parcel of land in the Southland Land District, containing 2,482 acres, more or less, being parts of Black Hill, Lincoln, Snowdon, and Burwood Survey Districts, and bounded commencing at a point on the north boundary of Burwood

Survey District 40 chains west of the north-east corner; said Burwood Survey District; thence northerly, easterly, southerly, and again easterly, following the bush-edge the part of Block I, Snowdon Survey District; thence continuing along the bush-edge north-easterly through Block VII, Lin Survey District; thence in a generally northerly direction through Block I and about 20 chains into Block VIII, Hill District; thence southerly along the bush-edge across the south boundary of Black Hill Survey District 110 chains east of Trig. 1 (Bald Hill); thence continuing in a south-westerly direction along the bush-edge to the boundary of Lincoln Survey District; and thence westward and again northerly along the bush-edge aforesaid to the point of commencement. As the same is delineated on plan 91, in green, deposited in the Head Office, Department of Forestry, at Wellington, and thereon bordered green.

Also all that area of land in the Southland Land District containing by estimation 2,304 acres, more or less, being of Blocks II, III, and VII, Black Hill Survey District, bounded commencing at a point on the north boundary of Block II, Black Hill Survey District aforesaid, 70 chains west of Trig. C (Smooth Peak); thence in a generally southerly, easterly, northerly, and again southerly and southerly direction along the bush-edge, through part of Blocks II and III across the Ashton Burn; thence continuing along the bush-edge in a generally northerly direction, across Part Hill, Block VII; thence in a south-westerly direction along the bush-edge aforesaid to the point of commencement. As the same is delineated on plan 91, in green, deposited in the Head Office, Department of Forestry, at Wellington, and thereon bordered green.

Also all that area of land in the Southland Land District containing 2,496 acres, more or less, being parts of Block Black Hill Survey District, and Blocks VI and VII, Lincoln Survey District, and bounded commencing at a point on the north boundary of Lincoln Survey District 40 chains east of the north-west corner of Block VI, Lincoln Survey District thence in a generally south-westerly direction along the bush-edge, through Blocks VI and VII, Lincoln Survey District aforesaid, to a point east of Lincoln Hill; thence continuing along the said bush-edge north-westerly, and again northerly and easterly about 70 chains into Black Hill Survey District; and thence continuing south-easterly along the bush-edge aforesaid to the point of commencement. As the same is delineated on plan 91, in green, deposited in the Head Office, Department of Forestry, at Wellington, and thereon bordered green.

Also all that area of land in the Southland Land District containing 6,592 acres, more or less, being part of Blocks II, III, IV, and V, Lincoln Survey District, and bounded commencing at a point on the south-eastern boundary of Lincoln Survey District about 20 chains from the south corner of Block III, Lincoln Survey District aforesaid; thence following the bush-edge south-westerly, and then north-westerly past Windy Hill to a point about one mile south-west of G. Station (Lincoln Hill); thence easterly, southerly, again easterly, and northerly into Block IV; thence south-easterly along the bush-edge to the aforesaid south-eastern boundary of Lincoln District; and thence south-westerly along the said south-eastern boundary to the point of commencement. As the same is delineated on plan 91, in green, deposited in the Head Office, Department of Forestry, at Wellington, and thereon bordered green.

Also all those parcels of bush-clad land in the Southland Land District, containing by admeasurement 4,480 acres, more or less, situate in Blocks II, III, IV, V, VIII, IX, XIV and XV, Von Survey District. As the same is delineated on sheet 28, roll plan 450, deposited in the Head Office, Department of Forestry, at Wellington, and thereon coloured green.

Also all that parcel of bush-clad land in the Southland Land District, containing by admeasurement 30,000 acres, more or less, situate in Blocks XIII, XIV, XV, XVI, XVII, XVIII, XIX, XX, XXXI, XXXII, XXXVII, XXXV, XXXVI, and XXXVII, Eyre Survey District. As the same is delineated on sheet 29, roll plan 450, deposited in the Head Office, Department of Forestry, at Wellington, and thereon coloured green.

Given under the hand of His Excellency the Governor General of the Dominion of New Zealand; and issued under the Seal of that Dominion, at the Government House at Wellington, this 11th day of October, 1920.

F. H. D. BELL,  
Commissioner of State Forests.

Approved in Council.

F. D. THOMSON,  
Clerk of the Executive Council.

GOD SAVE THE KING!

1457

PLAN OF RUN No. \_\_\_\_\_

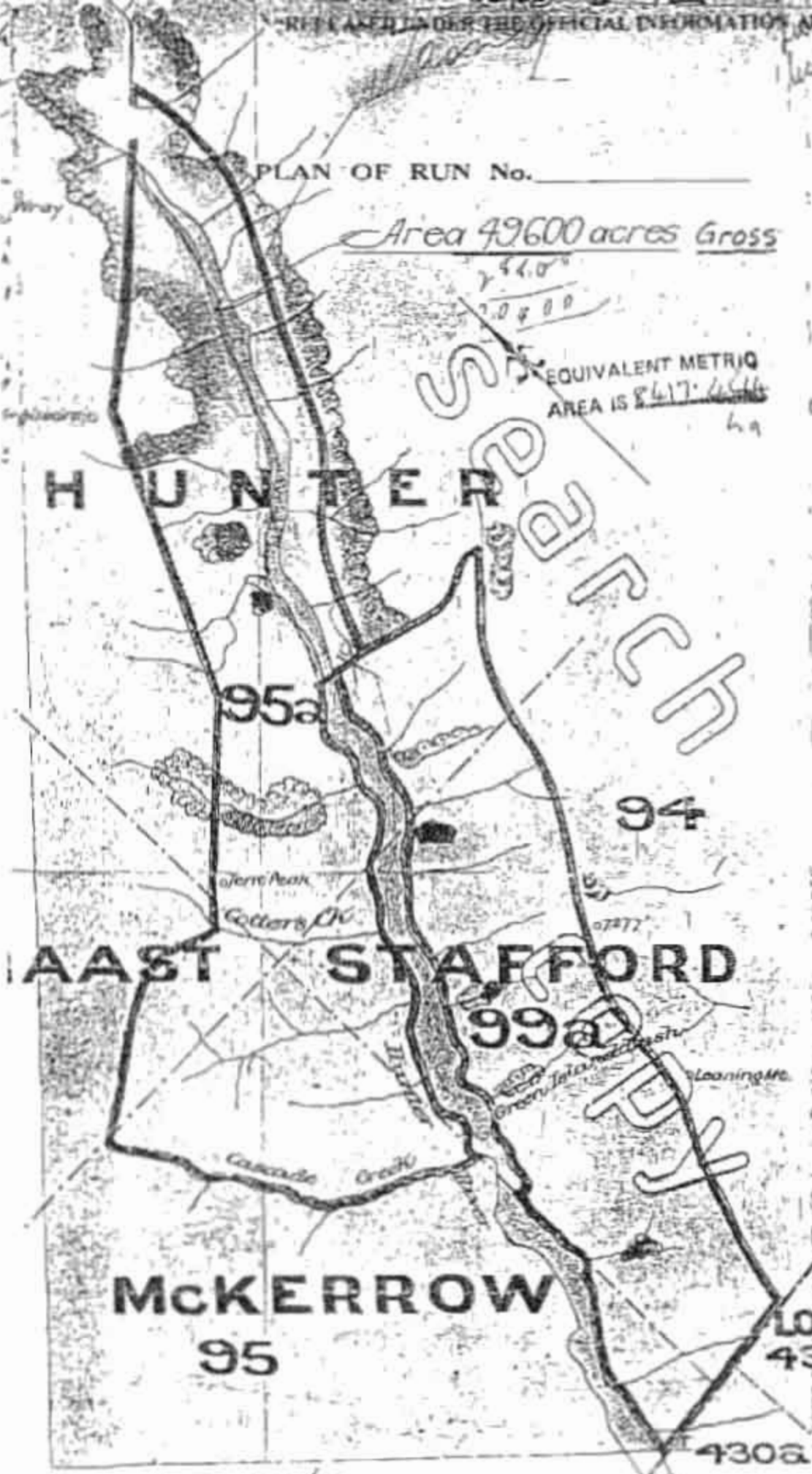
No. 1713 National Endow

License to

Area 49600 acres Gross

44.0  
10400

EQUIVALENT METRIC AREA IS 8417.45 ha



Whereas

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 with purchased-at-auction, un-  
 Purpose All that area of Crow  
 acres, more or less, and being 1  
 Pastoral ...  
 County of Vincennes  
 as the same is delineated on the  
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FLORENCE CAROLINE  
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 each and every year, payment  
 payments to be made on the first

- Subject also to the condition
- (1.) That if the licensee  
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 or be privy to  
 and revoked;
  - (2.) That the licensee  
 licenses, except
  - (3.) That the licensee  
 this license, at  
 or other notice
  - (4.) That the licensee  
 or spread, to the

LONGSLIPSIDE  
 433  
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 So

And it is hereby declared  
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 effectually as if the same had  
 on witness whereof the C

Land District, hath hereunto

Part of CL 336/15.

Diagram in accordance with S.C. 2053, dated c.

Scale: 2 miles = 1 inch

UPPER HAWK

Po 179 HUNTER VALLEY STATION

Partial Surrender

Current Description and Area:

Run 803 Block I Mid Wanaka District	840.0 ha
Sections 1, 2, 3 and 4 Block I Mid Hawea Survey District	1709.0 ha
Section 1 Upper Hawea Survey District	1230.0 ha
Section 5 Block I Mid Hawea Survey District	895.0 ha
Sections 1 & 2 Block XII McKerrow Survey District	1853.0 ha
Section 1 Block VIII McKerrow Survey District	66.0 ha
Sections 5 and 6 Stafford Survey District	340.0 ha
Sections 1-9 SO24444	17178.0 ha
<b>TOTAL AREA</b>	<b>24111.0 ha</b>

Partial Surrender:

Sections 3-9 SO24444	16298.0 ha
----------------------	------------

Area Remaining in Pastoral Lease:

Run 803 Block I Mid Wanaka District	840.0 ha
Sections 1, 2, 3 and 4 Block I Mid Hawea Survey District	1709.0 ha
Section 1 Upper Hawea Survey District	1230.0 ha
Section 5 Block I Mid Hawea Survey District	895.0 ha
Sections 1 & 2 Block XII McKerrow Survey District	1853.0 ha
Section 1 Block VIII McKerrow Survey District	66.0 ha
Sections 5 and 6 Stafford Survey District	340.0 ha
Sections 1 and 2 SO24444	880.0 ha
<b>TOTAL AREA</b>	<b>7813.0 ha</b>

Subject to Mortgages:

First	595990/1	Bank of New Zealand
Second	617232/4	Rural Banking and Finance Corporation
Third	519142/1	Rural Banking and Finance Corporation
Fourth	464985	Wrightson Farmers Finance Limited

Plus Sec 7 & 8 SO 24219

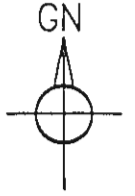
Plus ~~are~~ Sec 7, 8 SO 22384

Plus Sec 3 SO 22385

Less Areas G, J, SO 22384 and A, F, G SO 22385  
Set apart for road

Less Areas E, I SO 22384 and I SO 22385  
Severances

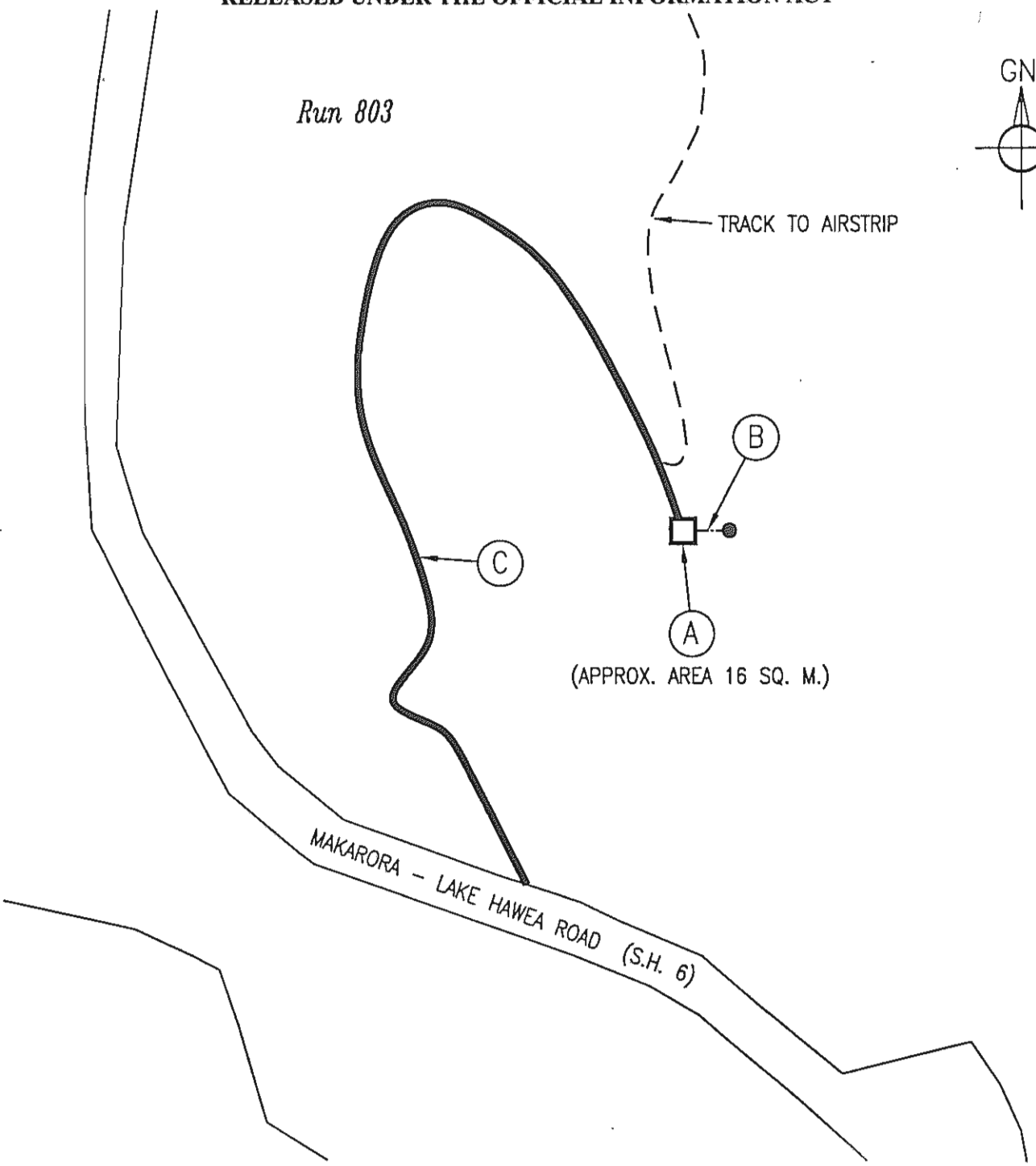




Run 803

TRACK TO AIRSTRIP

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(APPROX. AREA 16 SQ. M.)

MAKARORA - LAKE HAWEA ROAD (S.H. 6)

PROPOSED EASEMENTS			
SHOWN	PURPOSE	SERVIENT TENEMENT	GRANTEE
(A)	Telecommunication	Run 803	TELECOM NEW ZEALAND LIMITED
(B)	Electricity		
(C)	Right of Way		

This proposal is wholly contained in the Certificate of Title OTA2/1310

	BY	CHECKED	DATE
DESIGN			
DRAWN	GGV		3.02
APPROVED			

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**Christchurch**

PO Box 1482  
Christchurch, New Zealand  
Tel: +64 3 363 5400  
Fax: +64 3 363 7858

INTERNATIONAL CONSULTANTS

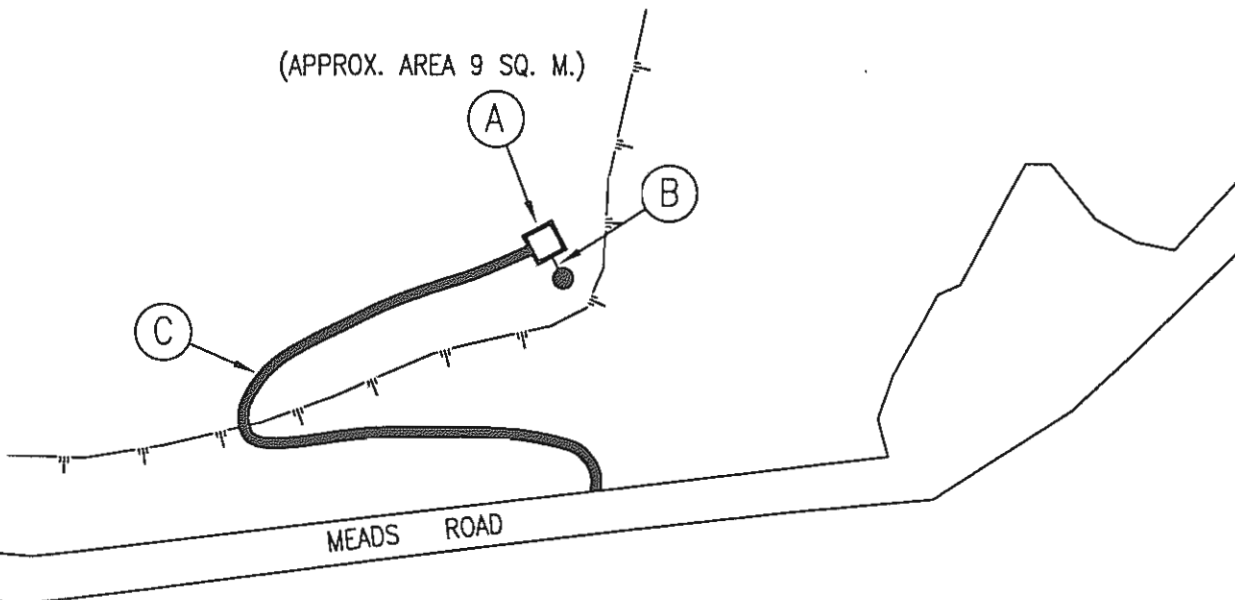
TITLE TELECOM NEW ZEALAND LIMITED HUNTER VALLEY -LAKE HAWEA CMAR UPDATE THE NECK SITE, CENTRAL OTAGO					
PROPOSED EASEMENTS					
STATUS	SCHEME	FILE	DXT15.00		
SCALE	PLOT DATE	FEATURE IDENTIFIER	CODE	SHEET	REVISION
1:3000	7.3.02	6/1970/1	5602	2	



Sec 2 Blk 1

(APPROX. AREA 9 SQ. M.)

150 mm  
100  
50  
0  
10 mm




PROPOSED EASEMENTS			
SHOWN	PURPOSE	SERVIENT TENEMENT	GRANTEE
(A)	Telecommunication	Sec 2 Blk 1	TELECOM NEW ZEALAND LIMITED
(B)	Electricity		
(C)	Right of Way		

This proposal is wholly contained in the Certificate of Title OTA2/1310

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APPROVED			

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INTERNATIONAL  
CONSULTANTS

PROPOSED EASEMENTS					
STATUS	SCHEME	FILE	DXT15.00		
SCALE	PLOT DATE	FEATURE IDENTIFIER	CODE	SHEET	REVISION
1:3000	7.3.02	6/1970/1	5602	1	

**FAXED**

Facsimile

Toitu te  
Land whenua  
Information  
New Zealand



To: Tony Perrett  
High Country Tenure Review Manager

---

Company: Department of Conservation  
DUNEDIN

---

Fax No: 03 477 8626

---

From: David Gullen

---

Date: 1 December 1998

---

Page 1 of: 1

---

Our Ref:

---

Your Ref:

---

National Office  
Lambton House  
160 Lambton Quay  
PO Box 5501  
Wellington  
New Zealand  
Tel 64-4-460 0110  
Fax 64-4-460 0111  
Internet  
<http://www.linz.govt.nz>

**Confidential**

This facsimile message contains information which is confidential and may be subject to legal privilege. If you are not the intended recipient, you must not peruse, use, disseminate, distribute or copy this message. If you have received this message in error, please notify us immediately by facsimile or telephone and destroy the original message. Thank you.

**Subject: Hunter Valley Station**

I acknowledge your e-mail message of 1 December 1998.

Surrender activity is managed by the LINZ Crown Property Contracts Group, which is separate to the group I work for the Office of the Chief Crown Property Officer

I am therefore personally not aware of the current status of the Hunter Valley surrender issue.

I will make urgent enquiries and report to you in a few days.

Please note though that we no longer accept that an enforceable surrender agreement exists until that has been verified by a Solicitor for the Crown. That requirement now exists because of action taken by the CCL's agent in one case, which exposed LINZ to a very significant legal and financial risk. That case identified the fact that Lands and Survey did not always put in place proper legal agreements and successive administrations preceding LINZ did not properly check matters out to ensure the agent's actions. LINZ had to negotiate a way out of the case I refer to.

A due diligence process has been established which reviews surrender cases and provides that legal advice be obtained before any action is taken in respect of uncompleted surrender cases. The process is fully funded.



David Gullen

P2179 +

# NOTICE OF RATING VALUATION

by: QUEENSTOWN LAKES DISTRICT COUNCIL

Local authorities use information contained in the district valuation roll to levy rates. This notice details information on your property that is contained in the district valuation roll of Queenstown Lakes District Council. Previously, the district valuation roll was maintained by the Valuation Department. However, the Rating Valuations Act 1998 now obliges Councils to maintain the valuation rolls but allows them to choose their valuation service provider.

The Valuer-General regulates the maintenance of district valuation rolls to ensure that they meet the minimum standards set out in the Rating Valuations Act, the Rating Valuations Regulations and rules of the Valuer-General.

Land Information New Zealand  
P O Box 27  
Alexandra 9181

KNIGHT FRANK  
ALEXANDRA  
18 SEP 2000  
RECEIVED

This notice of valuation has been issued as a result of a Subdivision.

Queenstown Lakes District Council has contracted Quotable Value New Zealand to carry out this work.

If you wish to discuss this valuation write to:

Quotable Value New Zealand Ltd, PO Box 60, Alexandra.

Or telephone (03) 448 7341 or call toll free on 0800 QUOTABLE (0800 786822).

Please quote the following valuation reference number in all correspondence:

**29082 21400**

## PROPERTY VALUE

Property value as at 01 September 1999, being the date of the latest revaluation of Queenstown Lakes District Council:

Land Value \$1,850,000

Value of Improvements \$600,000

An explanation of the terms Land Value, Value of Improvements, and Capital Value is provided overleaf.

Capital Value \$2,450,000

## PROPERTY DETAILS

**Property Address:** 1039 MEADS RD  
**Owner's Name:** Land Information New Zealand  
**Occupier's Name(s):** Hunter Valley Station Ltd  
**Nature of Improvements:** OTHER BUILDINGS, FENCING, OTHER IMPROVEMENTS, DWELLING  
**Area of Land:** 22765.4991 hectares  
**Legal Description:** P179 SECS 1-4 SO 21104 SECS 1 5 SO 21105 SECS 1/2 SO 21106 S, ECS 1 5/6 SO 21107 SECS 1/2 SO 22384 SEC 1 SO 22385 SECS 1-9, SO 24444 RUN 803 BLK 1 MID WANAKA SD-HUNTER VALLEY STATION

## OBJECTION DATE

Objections must be lodged no later than 14 October 2000. Refer overleaf for details on the objection procedure.

## FURTHER INFORMATION

Please refer overleaf of page 1 for an explanation of terms used in this notice, and answers to commonly asked questions including the objection procedure. If you are in need of more assistance, contact the office shown at the top of this notice.



29 JAN 1999  
RECEIVED

Our Ref: **VERY IMPORTANT COMMITMENTS**


Your Ref:



27 January 1999

COPY

Mr Geoff Holgate  
Knight Frank (NZ) Ltd  
P O Box 142  
CHRISTCHURCH

1. Ken   
2. Po 179

Dear Geoff

**FUTURE POSSIBLE TENURE REVIEWS OF MT BURKE, HUNTER VALLEY, DINGLEBURN AND LAKE HAWEA PASTORAL RUNS**

**REQUEST**

- 1 Please place a copy of this memorandum on the files of each of the above properties and any that I may have missed. This memorandum is to be taken into account if any of the proprietors of the above properties apply for tenure review (pursuant to the Crown Pastoral Lands Act 1998), at any time in the future.

**PROPOSAL**

- 2 It is proposed that the Crown will attempt in good faith to negotiate access rights for Contact Energy Ltd, (the company) if any of the proprietors of the above properties apply for tenure review in the future. The access required is from the nearest public road, over areas that may be freeholded, to the edges of Lake Hawea.
- 3 This access is required in case the company needs to repair erosion damage to the lake margins, caused by the company's water storage operations. The level of access required will vary from property to property so initial consultation should be carried out with the company to determine its needs, if a lakeside property tenure review application is received.
- 4 It is in the Crown's and freeholders' interests that land access is available, particularly if the company needs to move heavy equipment and loads of boulders to form armouring or protective works. It is therefore appropriate that access is treated as a "benefit" to be purchased (with the Crown's equity) as part of the Crown's ongoing interest.

National Office  
Lambton House  
160 Lambton Quay  
Private Box 5501  
Wellington  
New Zealand  
Tel 64-4-460 0100  
Fax 64-4-460 0111  
Internet  
<http://www.lin.govt.nz>

## **BACKGROUND**

- 5 In 1988 the Government sold its electricity generation business to the State Owned Enterprise, Electricity Corporation N Z Ltd (ECNZ). The sale included the right to store water for generation of electricity purposes, in each of the hydro lakes associated with a hydro electricity dam. ECNZ's right is provided for in a Deed of Operating Easement issued by the Commissioner of Crown Lands, pursuant to section 60 of the Land Act 1948.
- 6 The Government's 1998 decision to split ECNZ into three separate entities has resulted in a closer scrutiny of the conditions of each operating easement. Contact Energy Ltd is entitled to purchase the hydro generation assets (and easement rights) on the Clutha River system. This includes storage rights in Lake Hawea. The company is concerned to make adequate provision now, for any future liabilities that it may face.
- 7 The company is responsible under its operating easement agreement to repair erosion damage caused by its operations, to the extent that the erosion poses a serious problem for neighbours (who may sue the Crown) and to the extent that a remedy is able to be achieved. In the case of Lake Hawea, the company wishes to make provision for land access to the lake edges should this ever be required. Otherwise, it will be forced if the need arises, to use the less favoured and less practical barging method to deploy machinery and materials from off the lake itself.

## **MATTERS TO BE TAKEN INTO ACCOUNT**

- 8 The rights required will vary from property to property, depending on the areas on each that are at risk. Regardless, these rights should not be overly expensive to purchase as the likelihood is that access will be required only infrequently and even then, to provide some benefit for the owner over whose property access is sought.
- 9 The normal negotiating principles for tenure review are still to apply. That is, the Crown wishes to exchange its interest in Crown pastoral leases for physical benefits (such as the return of land with conservation values) and intrinsic benefits (such as access and protection covenants) in return for freeholding the (commercial) balance. The Crown must reach agreement by negotiating in good faith. It will not force issues upon lessees. However, nor will it agree to pay in excess for the benefits its wishes to acquire.
- 10 The access rights sought are formal rights to enter after prior notification is given to the owner by the company and it takes into account the owners current circumstances where possible. However, I anticipate that repair of any damage to pasture or improvements that results from access

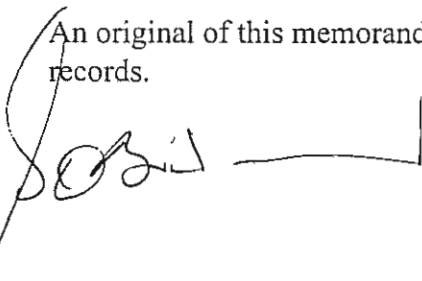
(particularly prolonged access) will need to be separately negotiated between the company and the owner, at the time of entry.

- 11 The Crown's objective for tenure review, is to reach an overall, balanced, mutually agreed tenure review result, preferably with provision of access for the company. A chance to settle on an otherwise balanced proposal is not to be sacrificed for lack of access (or any other single feature). If agreement on an overall, balanced proposal cannot be achieved the Crown will (as normal) withdraw from tenure review and the lessee may continue with his or her existing pastoral lease contract.
- 12 The Crown has no right to intervene in a lease agreement save that it either takes the land it requires under the Public Works Act or negotiates with the lessee. The company will be able to negotiate with lessees should the need arise. Any agreement reached with the lessee will require the Crown's consent, but this will not be unreasonably withheld.

### **DUE DILIGENCE PROCESS**

- 13 Contact Energy Ltd is currently undertaking its due diligence process before finalising its purchase. This memorandum forms part of that process. It is an undertaking to the company that the Crown will attempt in good faith to negotiate access with the proprietors of Crown pastoral lease properties that adjoin Lake Hawea, in the event that tenure review applications are received from these proprietors.

- 14 An original of this memorandum has been provided to the company for its records.

  
S D Brown  
Chief Crown Property Officer &  
Commissioner of Crown Lands





- (1) THE Grantee will ensure the use of the easement is limited to one trip each way per annum.
- (2) ANY maintenance of the easement will be carried out by the Grantee at its expense and only to the minimum standard required for stock access. The Grantee will not carry out any maintenance without the Grantor's approval, which approval shall not be unreasonably withheld.
- (3) THAT upon the Grantee receiving an estate in fee simple to or a Deferred Payment Licence over or a renewal of the lease over the dominant tenement the Grantor will convey and grant to the Grantee at the Grantee's request and expense a registrable right of way easement over that part of the servient tenement referred to herein on the terms and conditions expressed and implied herein or otherwise secure to the Grantee the use of the right of way by such instrument as the law then permits to be registered or recorded.

IN WITNESS whereof these presents have been executed the day and the year first hereinbefore appearing

SIGNED for and on behalf of the MINISTER OF )  
CONSERVATION by Jeffrey Edward Connell Regional )  
 Conservator Department of Conservation Dunedin )  
 pursuant to a delegation given to him by the )  
 Minister of Conservation and dated the 28th )  
 day of August 1991 in the presence of: )