

## **Crown Pastoral Land Tenure Review**

**Lease name : CRAIGROY**

**Lease number : PO 233**

### **Due Diligence Report (including Status Report) - Part 4**

This report and attachments results from a pre-Tenure Review assessment of the pastoral lease for the purpose of confirming land available for Tenure Review and any issues, rights or obligations attaching to it. The information is gathered from files and other sources available to the LINZ contractor.

Part of the information relates to research on the status of the land, resulting in a Status Report that is signed off by a LINZ approving officer. The remainder of the information is not analysed for relevancy or possible action until required, and LINZ does not guarantee its accuracy or completeness as presented.

The report attached is released under the Official Information Act 1982.

**December 05**

386/130

DESCRIPTION:

Run 339B, Nevis S.D. + Bannockburn S.D.

4,432.4586ha

S.O. PLAN: 804

AREA: (10952 Ac. 3 Rs. 15 Ps.)

Gazette		S. Plan	Classn.	Date of Disposal	Price/R.V.	Ann. Rent or Instalment	Term (Years from)	Tenure/ Lease No.	SELECTOR
Year	Page	File							
		478	F	1.3.1959	£2320	£116 \$310 <del>£185</del>	35 yr. 1.3.24 33 yr. Fr. 1.7.1959	PR.1894 P233	Edgar Percell + Anne B Percell

FREEHOLD TITLE					RESERVATIONS						
	No.	Vol.	Folio	Gazette		PURPOSE	Vested		Control Vested		IN WHOM VESTED
				Year	Page		Year	Page	Year	Page	
C.O.P. -											
Warrant -											
C.C.L's Cert. -											P.P. 142 -
C/Grant -											

DESCRIPTION: Run 339B, Nevis S.D. + Bannockburn S.D.

To KF cover of complaints slip  
18/8/2000 *AD*

RECREATION PERMIT UNDER THE LAND ACT 1948

WHEREAS HER MAJESTY THE QUEEN (hereinafter referred to as "the Grantor") has under the provisions of Section 66A, Land Act 1948 authorised a recreation permit to be issued to **R W BROWN and S L BROWN** (hereinafter referred to as "the Permit Holder") over those pieces or parcels of land more particularly described in the Second Schedule hereto (hereinafter referred to as "the said land").

NOW THEREFORE the Grantor DOTH HEREBY AUTHORISE the Permit Holder to use the said land for the purposes and activities set out in the First Schedule hereto (hereinafter referred to as "the said Operation") for a term of TWELVE (12) years commencing on the 1<sup>st</sup> day of October 98 SUBJECT TO the payment of an annual fee without demand in advance on the first day of July in each and every year.

AND SUBJECT ALSO to the following conditions, viz:

- 1 THAT the Permit Holder will at all times pay punctually to the Grantor at the offices of the Commissioner of Crown Lands at Wellington (or authorised agent) the annual fee which shall be \$500 plus GST.
- 2 THAT the Permit Holder shall use the permitted area for such recreational, tourist, or other purposes as are specified in the schedule and shall comply with all the conditions including payment of fees, whether demanded or not, and that in the event of any breach of the said conditions or the operational area being used for a purpose other than that authorised in the First Schedule, the Grantor may revoke this permit without compensation payable to the Permit Holder for improvements or otherwise, but without releasing the Permit Holder from liability in respect of any breach of any of the said conditions of this permit.
- 3 THAT the Permit Holder will indemnify and keep indemnified the Grantor and its agents against all claims, costs or damages arising out of the activities undertaken hereunder.
- 4 THAT the permit holders shall not remove any vegetation, disturb any soil apart from routine maintenance of existing tracks or light any fire in the operation area without express permission in writing from the Grantor for each occasion.
- 5 THAT the Permit Holder shall not at any time cause any building, erection, structure or fence or alteration or addition thereto at any time to be placed or carried out upon the operational area without the prior written approval of the Grantor.
- 6 THAT the permit holder shall not do, or cause to be done, anything for which consent would be required in terms of the Land Act 1948.
- 7 THAT the Permit Holder will remove and take away, or cause to be removed and taken away, all refuse.

SLB RWBROWN

*AD*

AND IT IS HEREBY AGREED AND DECLARED AS FOLLOWS

(a) THAT this permit is personal to the Permit Holder and shall not be capable of assignment, charge, transfer or other disposition or dealing, including the transfer of shares should the Permit Holder be a company incorporated, in whole or in part for any purpose whatsoever.

(b) THAT this permit is intended to take effect as a recreation permit under Section 66A of the Land Act 1948 and any enactment passed in amendment or substitution thereof, and the provisions of the said Act and of the regulations made thereunder shall be binding in all respects in the same manner as if such provisions had been fully set out herein.

(c) THAT the Permit Holder will ensure that the activities authorised by this Permit and set out in the Schedules hereto will be confined exclusively to those parts of the permit area as designated by the maps attached hereto.

(d) THAT if, on the expiry or sooner determination of this permit created by these presents, the Grantor determines that a permit should not again be granted over the operational areas, then the Permit Holder shall not be entitled to compensation for any improvements effected by the Permit Holder in the operational area but on such expiry or sooner determination the Permit Holder shall, if requested to do so by the Grantor, remove within such time as the Grantor shall determine, some or all of those improvements as were effected by the Permit Holder being at the Grantors discretion and shall leave the operational area in a clean and tidy state to the satisfaction of the Grantor.

(e) THAT the permit holder shall if requested supply to the Grantor at the end of each year of the permit an audited statement which shall clearly show all gross income received and the number of clients guided for the permitted activity over the previous year.

(f) WHERE the permit is not in active use, it may be revoked unless good cause can be shown why this should not happen.

(g) Particular conditions to this agreement:

(i) All cooking and heating requirements are to be by gas or liquid fuel only.

(ii) A log book system is to be implemented for permitted activities as per the First Schedule to include date, type of activity and number of clients.

(iii) The permit holder shall not carry out the permitted activities on any area with a snow depth of less than 300 mm of compacted snow.

(h) THAT the permit holder shall monitor the environmental effects of the permitted activity on the physical environment and shall take active steps to ameliorate those effects.

(i) THAT the permit holder will comply with the provisions of the Health and Safety in Employment Act 1992.

SLB RHA.

RH

(j) THAT the following conditions imposed by the Lessees on them agreeing to this permit being issued shall become part of this permit:

- (1) Area limited to northeast corner of Nokomai Nevis Top Block.
- (2) Area limited to northwest corner of Glenaray Station.
- (3) Access only between 1 June and 31 October of each year.
- (4) Lessee of Glenaray pastoral lease reserves the right to withdraw this consent upon giving 12 month's notice.
- (5) The Lessees of Craigroy, Carrick and Nokomai pastoral leases reserve the right to withdraw this consent applying to their respective properties should it be necessary at the completion of the tenure review process.

(k) THAT in the event that the permit holders cease business they are to remove all structures including foundations, septic tanks and any other underground structures and are to reinstate the surface of the land by grading and levelling (if required) and transplanting tussocks onto any bare ground in numbers sufficient to re-establish a natural cover.

SLB R.1775

DATED this 18<sup>th</sup> day of August 192000

SIGNED for and on behalf of HER )  
 MAJESTY THE QUEEN as Grantor by \* )  
 the Commissioner of Crown Lands )  
 in the presence of: )

\* Michael John Todd pursuant to a  
 delegation from the

Name of Witness: \_\_\_\_\_

Signature of Witness: [Signature]

Occupation: \_\_\_\_\_

Address: \_\_\_\_\_

[Signature]

~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

Michael John Todd

ROBIN SHATFORD  
 PORTFOLIO MANAGER  
 CROWN PROPERTY MANAGEMENT  
 C/- LINZ, CHRISTCHURCH

SIGNED by R W BROWN )  
 and S L BROWN as Permit Holders in )  
 the presence of: )

Witness: [Signature]

Occupation: J. E. Davies

Address: Law Clerk to Checketts McKay  
Solicitors, CROMWELL

[Signature]  
 \_\_\_\_\_  
 R W Brown

[Signature]  
 \_\_\_\_\_  
 S L Brown

**FIRST SCHEDULE**

**PURPOSE AND ACTIVITIES**

The Permit Holder shall operate the following commercial recreation activities on the routes and locations shown on the Third Schedule within the pastoral lease properties listed in the second schedule hereto.

- Guided snow mobile tours
- Snow mobile and snowcat borne skiing
- Landing of ski planes and helicopters

**SECOND SCHEDULE**

The permitted area for activities authorised under this permit is within the boundaries of the following Pastoral Leases:

- Craigroy (Po233) ✓
- Carrick (Po357) ✓
- Nokomai (Ps076) ✓
- Glenaray (Ps 008)

SLB RWB

R & S BROWN  
NEVIS SNOWMOBILE ADVENTURE  
AREA OF OPERATIONS MAP  
SNOWMOBILE TOURING AND  
SNOWMOBILE & SNOWCAT SKIING  
AIRCRAFT LANDING ZONES

CRAIGROY  
(Central Electric/Brown)

ACCESS TRACK

BASE

CAIRNMUIR  
(DCC)

SKI PLANE  
LANDING ZONE

GARRICK  
(Clark)

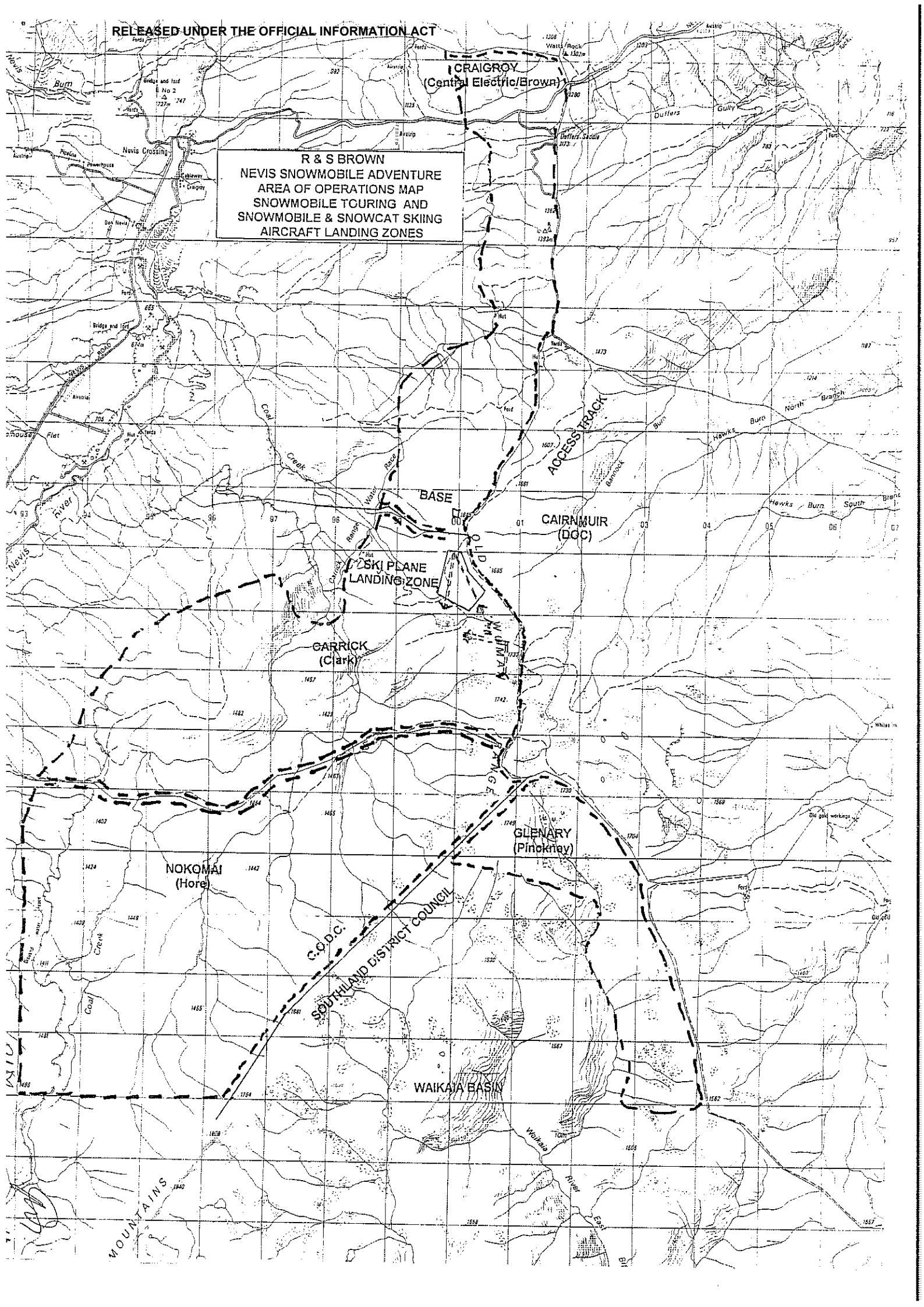
GLENARY  
(Pinckney)

NOKOMAI  
(Hore)

S.O.D.C.  
SOUTHLAND DISTRICT COUNCIL

WAIKAIJA BASIN

MOUNTAINS







Department of Conservation  
*Te Papa Atawhai*

Our ref: P 233

13 February 2002

Abercrombie and Associates  
Property Consultants  
Box 5056  
DUNEDIN

Dear Sir

**TENURE REVIEW: CRAIGROY**

I refer to your letter of 31 January 2002.

The attached plan shows an area of marginal strip recorded as conservation unit F42035 within the boundary of the pastoral lease. This is a fixed strip.

The plan also shows two small areas of conservation land on the western boundary of the lease (con units F 42018, F42019) and a marginal strip F42014. The marginal strip is a fixed strip.

On the eastern boundary of the lease is an area of conservation land (con unit F42040).

None of the conservation land has a current concession over it.

As the department has not always received advice from LINZ when marginal strips are created the department is not able with certainty to say whether there are any other marginal strips affecting this property.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ken Stewart', written over a horizontal line.

Ken Stewart  
Community Relations Supervisor  
For Conservator

**Otago Conservancy**

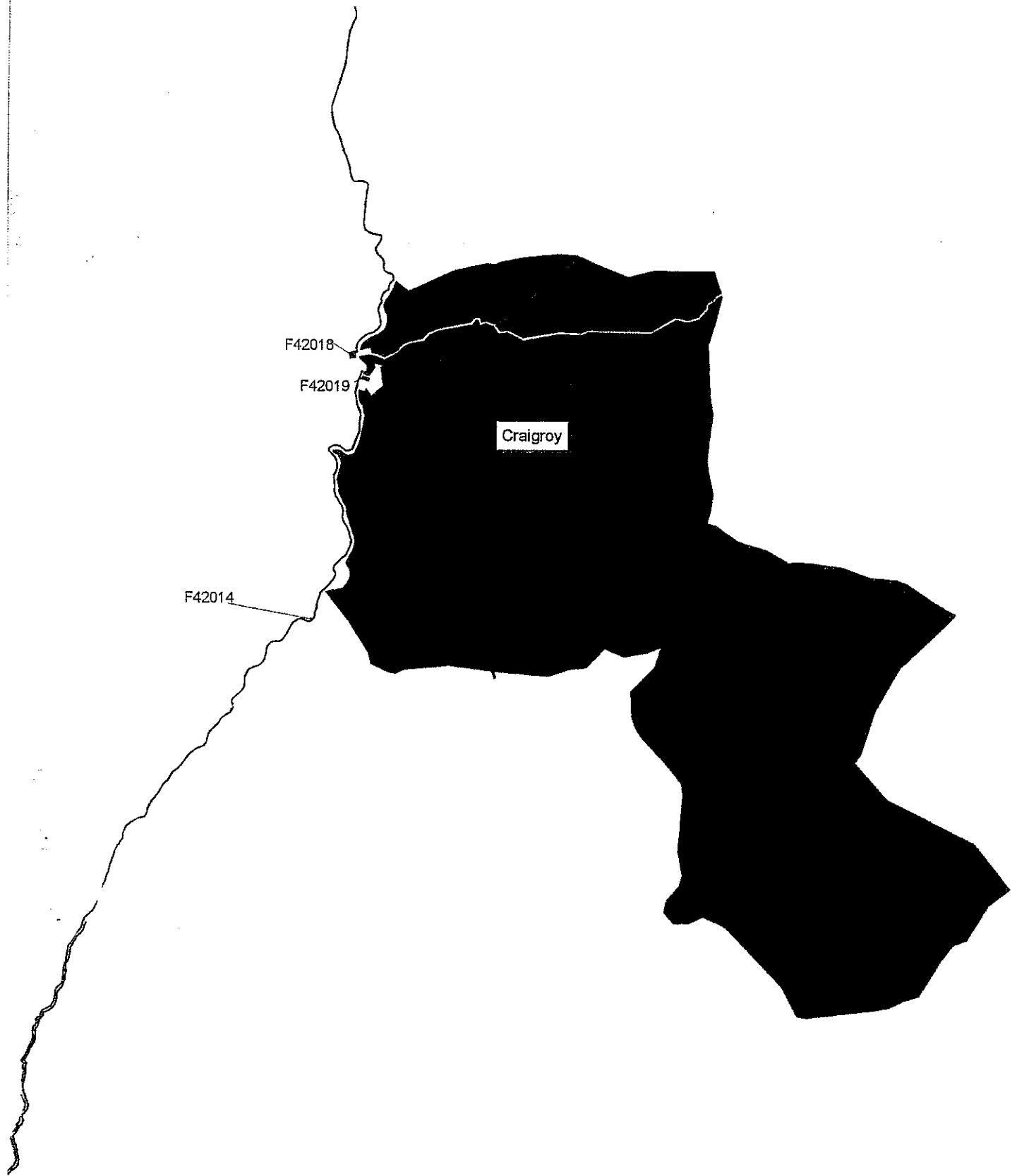
P.O. Box 5244, 77 Stuart Street, Dunedin, New Zealand  
Telephone 03-477 0677, Fax 03-477 8626, [www.doc.govt.nz](http://www.doc.govt.nz)

Craigroy Pastoral Lease

- Marginal strips.shp
- Estates.shp
- Pastoral lease.shp



0 1000 2000 Meters



**Land Information Property System (LIPS)**

File Edit Property Contract Budget Maint Edit/View Window Help

Interests (Leases, Easements etc)

Identifier:	12517/01	Rental:	\$1,500.00
Other Party:	Nevis Holdings Ltd	Address:	C/- Pioneer Generation
Type / Purpose:	Pastoral Lease		P O Box 275, Alexandra
Term:	33 YEARS	Phone:	
Commencement Date:	01/07/1992	Fax:	
Expiry Date:	30/06/2025	Yes	Is the Interest current
Contingent Events:		Add a new Event (e.g. Fee Review, Interest Renewal) <input type="button" value="New Event"/>	
Conditions:			
Notes:	KF File Ref: Po 233		

Save Close

The unique identification number, if no number is associated use the property ID number eg 13705/1

Start GroupWise - Mailbox Land Information Pro... Microsoft Word - Docume... 01:32

**Land Information Property System (LIPS)**

File Edit Property Contract Budget Maint Charts Window Help

62

**Property Details - Property 12517.CRAIGROY**

Identifier	Type	Other Party	Commencement Date	Expiry Date	Rent/Rate	
12422/02	Recreation	RW & SL Brown	01/10/1998	30/09/2010		Add
12517/01	Pastoral	Nevis Holdings Ltd	01/07/1992	30/06/2025	\$1,500.00	Change
12568/03		Slater Films				Delete
32-3004	Mining	Land M Mining	06/09/1990	05/09/2000		
CPL/04/11	Recreation	RW & SL Brown	01/01/1996	31/12/1998	\$500.00	

Save Print Budget New Project Disposal Details Acquisition Details Close

Leased properties

Start GroupWise - Mailbox Land Information Pro... Microsoft Word - Docume... 01:42

**Land Information Property System (LIPS)**

File Edit Property Contract Budget Mark Email Window Help

Interest - 12517 - CRAIGROY

**Interests (Leases, Easements, etc)**

Identifies	12568/AE	Rental	
Other Party	Slater Films	Address	
Type / Purpose		Phone	
Term		Fax	
Commencement Date	/ /	Is the interest current	
Expiry Date	/ /	No	
Contingent Events		Add a new Event (e.g. Fee, Review, Interest Renewal) <b>New Event</b>	
Conditions			
Notes	KF File Ref RP0088. Permit to film for one day in Jan 2001 on each of Pees Valley (LINZ ID 12568) and Craigroy (LINZ ID 12517). details held on 12568.		

Save Close

The unique identification number, if no number is allocated use the property ID number eg: 137857

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Land Information Property System (LIPS)

File Edit Property Contract Administration Budget Maint E-Mail Window Help

Interest - 12517 - CRAIGROY

Interests (Leases, Easements, etc)

Identifier:	62800	Rental:	
Other Party:	L and M Mining	Address:	
Type/Purpose:	Mining Licence/Permit	Phone:	
Term:	10 Years	Fee:	
Commencement Date:	05/09/1990		
Expiry Date:	05/09/2000	<input type="checkbox"/> No	Is the interest current
Contingent Events:		Add a new Event e.g. Fee Renewal <input type="button" value="New Event"/>	
Conditions:		Review Interest Renewal	
Notes:			

Save Close

The unique identification number (if no number is allocated use the property ID number eg. 137967)

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Land Information Property System (LIPS)

File Edit Property Contract Utilities Budget Maint E-Maps Window Help

Interest - 12517 - CRAIGROY

Interests (Leases, Easements, etc)

Identifer:	CPL/04/11/72	Rental:	\$500.00
Other Party:	RW & SL Brown	Address:	Ben News Station
Type / Purpose:	Recreation		P O Box 12, Cromwell
Term:	3.0 years	Phone:	
Commencement Date:	01/01/1996	Fax:	
Expiry Date:	31/12/1998	No <input type="checkbox"/> Is the Interest current?	
Contingent Events:		Add a new Event, e.g. Fee Review, Interest Renewal <input type="button" value="New Event"/>	
Conditions:			
Notes:	RPO 053. Recreation permit over Craigroy 12517 and Carrick 12597. Total rental \$500. No current file in the REC/02/11/72 series could be located as at 7/12/99.		

Save Close

The unique identification number. If no number is allocated, use the property ID number eg. 1378541

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