

Crown Pastoral Land Tenure Review

Lease name : DUNSTAN DOWNS

Lease number : PO 019

Due Diligence Report (including Status Report) - Part 3

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

REPORT ON APPLICATION FOR STOCK INCREASE
AND/OR ROUTINE INSPECTION OF PASTORAL RUN

LESSEE: G R Innes Family Trust (T H Innes, Manager)
RUN NAME: Dunstan Downs
AREA: 12351.0058ha
LOCATION: Homestead 16km west of Omarama, along SH 8
EXPIRY DATE OF LEASE: 30/06/2017
ANNUAL RENTAL: \$6,300 (Subject to LVT application)

DESCRIPTION OF PASTURES AND COVER:

	<u>Previous Inspection</u> 31/03/78	<u>Current Inspection</u> 16/01/89
Fallow or Feed		
Crop		
Lucerne		
Sown Pasture	12	20 (Reverted for decades)
Total Area Cultivated	12	20
OS		(150 Maku (600 coated seed
TD		
OSTD/ Direct-Drilling	890*	910
Native Grasses	10234	9456
Bush		
Barren Shingle or Rock	1215	1215
Other		
TOTAL:	<u>12351</u> ===== 6570	<u>12351</u> ===== 5695
TOTAL STOCK UNITS:	6570	5695

*Over estimated by 180ha.

DEVELOPMENT COMPLETED SINCE LAST INSPECTION:

Track through Holding Fencing/OSTD Wigs
 Airstrip south Knobs OS - Maku Morrisons; coated seed bottom Dunstan

ANNUAL TOPDRESSING & POLICY:

Targeted at 189kg/ha every 3 years with Sulphur super.

RUN PLAN OPERATING: Yes/No
 (Comment if necessary)

PERSONAL STOCK LIMITATION: Approved August 1978

6215 Sheep (2530 BE) plus 275 Cattle (264 BC)
 Additions: 10 Deer (August 1979) 31 Goats (October 1984)

SHEEP BREED, POLICY, CONDITION & SUITABILITY:

Merino, breeding own replacements. In good condition and well suited to the property overall.

Age first lambing: As 6T

CATTLE BREED, POLICY, CONDITION & SUITABILITY:

Angus/Hereford cross, buying in replacements. Cattle sold as fat 2-3 year stock. Suited to the property and policy. Appear to do well out the back. Cows mated to Hereford bull.

Age first calving: As 3 year old

STOCK ACTUALLY WINTERED: (including other land worked with Run)

	<u>1984</u>	<u>1985</u>	<u>1986</u>	<u>1987</u>	<u>1988</u>	<u>1989</u>
Sheep: breeding ewes	2000	2000	2000	2500	2500	2500
dry ewes	500	500	500	500	500	500
wethers	2500	2500	2500	2500	2100	2100
hoggets	1000	1000	1000	1000	1000	1000
rams & others	60	100	100	60	100	100
Total Sheep	<u>6060</u>	<u>6100</u>	<u>6100</u>	<u>6110</u>	<u>6200</u>	<u>6200</u>
Cattle: breeding cows	70	70	80	70	70	75
repl heifers			3			
other cattle	36	2	3	3	3	2
Total Cattle	<u>106</u>	<u>72</u>	<u>86</u>	<u>73</u>	<u>73</u>	<u>77</u>
Goats	30	34	30	-	-	-

1470
600
150
5750

ACTUAL PRODUCTION:

Wool Ave 3.6 kg/hd Death Rate: Sheep 4-5 % Lambing 68-70 %
 22,320 kg total Cattle 1-2 % Calving 82 %

OTHER LAND WORKED WITH RUN AND ESTIMATE OF CARRYING CAPACITY:

NIL

GENERAL: (Attached report to cover)

(a) History/Management; (b) Class VII/VIII Land; (c) Grazing Management; (d) Condition of Cover (Improved/Unimproved); (e) Erosion; (f) Noxious Plants, Animals; (g) Condition of Improvements; (h) Section 106/108 Approvals/Consents; (i) Grazing Controls; (j) Comment on stock Limitation; (k) Summary (and any other marked changes); (l) Plan of Property and Grazing Chart (including other land).

GENERAL

(a) History and Management

Dunstan Downs (Run 201A) was one of the subdivisions of the original Omarama Station (Run 201) in 1915, and was first leased to M J McNair on a Pastoral Run Licence for 21 years from 1/6/16, and subsequently renewed for a further 14 years.

The run was transferred to Harold Thomas Wigley in March 1920. On their fathers decease in August 1941, the property was managed under a Trust for his two daughters (one of whom married George Rhodes Innes). Stock Carried in 1942 numbered 3700 ewes, 1600 ewe hoggets, 3350 wethers and 80 rams - total 8730 merino sheep.

The property was sold as a going concern for \$20,000 to George Innes in October 1947, who had been managing Dunstan Downs since his return from the war. Stock totalled 6286 sheep.

The Licence expired on 28/2/51 and a new PL issued from 1/6/51. Base stock limitation was set at 6215 sheep, and was derived from the first property inspection, undertaken in 1951. For the 1951/52 season, sheep deaths were recorded at 10% and lambing at 50%.

In January 1979, the G R Innes Family Trust was formed. Timothy has been fully managing the property since 1986.

Dunstan Downs has had a long reputation as being a "difficult" Run 71% of which forming much of Dunstan Creek catchment of mainly summer country (although some 2000 wethers and 500 replacement two-tooth ewes winter on the lowest block).

The property has always carried Merinos, these being best suited to the overall conditions.

(b) Land Use Capability Classifications

(Sourced from Waitaki Catchment Board)

LUC	AREA (ha)	% PROPERTY
III	83	0.6
IV	47	0.4
VI	2653	22.0
VII	5950	48.0
VIII	<u>3618</u>	<u>29.0</u>
	12351ha	100.0%

(c) Erosion

Historically, sheet, frost lift and wind erosion were considered to be widespread on an areal scale - to a slight degree on less exposed (dark) facings and the deeper, more fertile fan and colluvial soils; and at least to a moderate degree on directly exposed (sunny) aspects. Generally, a progression to severe (accelerated) erosion and natural geologic with increasing altitude and exposure. Small areas of slips and slumps, with occasional gullies scattered through mainly on exposed facings at or below the winter snowline. Areas above 1500m and including the rounded range summits comprise stable scree and/or bare rock.

Present indications are that the above soil erosion processes are continuing at a slight rate at least, particularly where vegetative cover is less complete (generally on exposed steep facings below c 750m). Rabbit damage is also impacting below this level.

Many areas are showing considerably more stability with the gradual improvement and regeneration of native species, perhaps more apparent above c750m, and certainly on darker facings.

The property can experience intense summer thunder storms which are liable to open out old erosion scars. The increasing incidence of matagouri and briar spread onto old debris paths, colluvium and eroded sites is providing some enhancement to the soil stability; also, dracophyllum colonising and stabilising areas within the upper limits of tussock vegetation and into bare rock/scree below summit crests.

Minor fretting of unvegetated gully sides and eyebrow slip continues.

(d) Vegetation and Condition

The original vegetation (dominantly a snow tussock - blue tussock association) has undergone considerable modification - especially since the subdivision of 1915 - from rabbit depredations, overgrazing by sheep and from repeated burning. These factors had contributed to create widespread severe to extreme depletion over all areas generally below c 900m.

Gradual recovery has occurred, initiated probably from the late 1950's when rabbit control became very effective. Inputs from OSTD and more controlled grazing management on some more responsive areas since the late 1970's have also provided significant revegetation response.

(It is noteworthy that George Innes had pioneered some aerial oversowing in the district during the 1950's, but little advice was then available on how to manage the introduced pasture and to correct "ill thrift" in stock totally unaccustomed to high quality grazing, and his enthusiasm quickly waned. Apparently the establishment was astounding).

Most of the property however remains in a native state, with mixed short tussock dominant to c 750m, but extending to over 900m towards the northern end of the property, and tending to remain sparsely populated in this zone. Major companion species include: sweet vernal, bromes, haresfoot trefoil, browntop, blue wheatgrass, plume grass and remnant scabweed, with mouse-ear hawkweed colonising hard, depleted sites. Some adventive blue borage is beginning to establish on some lower dry slopes.

Oversown clovers and cocksfoot have established very well, and under reliable moisture conditions, produce an abundance of feed.

Maku lotus selectively oversown more recently on parts of Morrison's block is making very good establishment.

Vegetation condition below 750m ranges from poor on the very dry, hard sites to excellent where introduced cover has made good establishment on deeper, more fertile soils on sheltered sites.

A snow tussock - blue tussock association dominates above c 750m and at lower elevations on darker facings, often with speargrass above 1200m. Most of this zone is now very well vegetated of moderate to strong vigour, and of very strong vigor on darker facings especially in the Dunstan Creek catchment.

Lessee considers that stock grazing above c 1300m is practically nil. In an attempt to combat mouse-ear hawkweed ingress within the lower valley slopes, fans and flats in the Bottom Dunstan block, lessee spread 3 tonnes coated seed to c 1200m in 1987. Results to date have been very disappointing.

Extensive fell-fields occur over the range crests.

Matagouri and briar form close and often dense associations through the lower to middle portions of McLays and Holding blocks. Patches of thick, mixed native shrubs also occur. There is also a recognised stand of Hall's totara on the upper crest of a detritus fan east of SH8 and within the southern end of McLay's block: (No permanent damage has occurred to the very few totara's that were singed by the burning of adjacent matagouri in 1986).

(e) Grazing Management

(Refer to grazing chart)

In summary, management is very simplistic for the eight blocks on the property. Wethers utilize the two blocks in the Dunstan Creek catchment all year round in association with the replacement two-tooths and maiden ewes. The latter, which lamb as six-tooths, are kept as a separate mob until after tailing when they join the main flock ewes. Hoggets tend to be rotated around the best oversown blocks, or as the feed situation dictates at any particular time. The flock ewes are spread over McLays for much of the year with a short autumn spell on Morrisons. The Holding block is grazed as lightly as possible as it has suffered the most vegetation depletion (as have parts of north-mid McLays) in the past. Cattle are grazed in the Bottom Dunstan practically all year round, but may have a change on some of the oversown blocks at times, depending on feed availability.

(f) Noxious and Undesirable Plants/Animals

Matagouri/Briar:

These have been referred to earlier. Periodic burning occurs to improve stock access - mainly through lower McLays. Some dozer nudging done on a small scale, and is much more successful than burning, especially when followed up with reseeding of clovers and grasses.

Hawkweeds:

Mouse-ear has become of serious concern within the lower elevations of Bottom Dunstan, and on hard, dry exposed sites within lower Longslip catchment.

Rabbits:

Are of constant concern throughout all sunny areas below 750m, and have potential for rapid population explosion during prolonged dry cycles.

(g) Condition of Improvements

All existing buildings are in good repair with expansions and renovations completed last autumn to the woolshed and shearer's quarters. The back hut was also upgraded to a very comfortable standard a few years ago.

Subdivision fencing (and boundary fencing to c 1200m) generally in reasonable condition. the Boundary fence with Dunstan Peaks along the Wether Range summit was renewed about 1984. Similar repairs with adjoining Twin Peaks are proposed for 1989/90. Approximately 6km new boundary fencing with Twinburn along the northern end of St Bathans Range summit was completed autumn 1989, as part of a programme being enforced by P Patterson of Twinburn.

Oversowing undertaken is being regularly maintained.

There has been no cultivation done for several decades - in fact George Innes cannot recall when the homestead paddocks would have been last renewed.

Tracks are in good order, some of which are maintained by Electricorp and users of the VHF Radio Station at Old Man Peak.

(h) Section 106 and 108 Approvals

Regular applications for burning are made and usually attempted in most years. No cultivation done. Approvals for tracking and airstrip granted over recent years.

(i) Non Pastoral Values

1. The PNA Survey (Ahuriri Ecological District) identified Ahuriri No 14 as containing a representative range of tussock communities (and matagouri scrub) ranging from SH8 to ridge tops of the Knobs Blocks. Refer P 71 of the Draft Report.

(This area also lies within a larger Landscape Protection Zone featuring within the Lindis Pass scenic corridor).

2. A stand of Hall's totara (c 2ha) east of SH8 and located within the lower end of McLays block has been identified, but not "claimed" by any organization.

(j) Grazing Controls/Stock Limitation

There have been no controls imposed and none are envisaged under present grazing management and stocking levels.

(It is interesting to note that the stocking level has remained almost consistent at around 6000 sheep (winter) annually, despite an improvement trend in vegetation. Base stock limit is 6215 sheep as set in 1951).

Stock limit reviews between 1968 and 1979 adjusted sheep downwards to 5650 to accommodate cattle, which peaked at 275 in 1979 but have steadily declined to less than 100 for the 1980's, which is a more satisfactory level. Recent improvements allow for an increased stock unit margin.

(k) Approved Manager

On the retirement of George Innes from full managerial responsibility, Timothy Innes was appointed by the Family Trust as manager in 1986. Tim is in his early 40's and is married with 2 children. He reflects much of his fathers conservatism in pastoral management but he has undertaken some minor management changes. (The new Wigs block has been formed and very successfully oversown. Maku lotus is also making very good establishment within the Morrisons block. Mob rotation is now part of the management for similar blocks. Improvements and repairs to buildings undertaken). Tim operates his own helicopter which is a boon to enable quick assessment of stock and grazing situations over the property. He avows a personal stance against unwarranted tracking in the high country with its environmental consequences, but likes to selectively burn fairly regularly.

His managerial skills are of average ability and appropriate for the management philosophy for the property. He has spent much of his working life on the property and therefore possesses an intimate knowledge of it and likely responses to any grazing management practices.

It is therefore to be recommended that Timothy Harold Innes be recognised as the Approved Manager for the Dunstan Downs pastoral lease.

Summary

A reasonably well balanced property winter/summer country, but poorly balanced agriculturally. Long history of below average lambing percentages. The more responsive areas have been developed through OSTD. Sites north of developed McLays considered to have become too difficult to establish OSTD (although the Holding block was very successfully OS during the 1950's, but never maintained). Limited potential exists to provide winter greenfeed or root crops for hoggets on small arable areas around homestead. Subdivision to date has concentrated on more potentially productive areas with encouraging results. Maku lotus sowings promising. Lessee endeavouring to manage this difficult lease to best of ability.

Recommendations

- (a) That Timothy Harold Innes be recognised as the Approved Manager for the Pastoral Lease known as Dunstan Downs.

**APPENDIX A – LAND STATUS REPORTS
and supporting plans**

QV VALUATIONS, CHRISTCHURCH

Project Number QVV 46

This report has been prepared on the instruction of Land Information New Zealand in terms of **Contract No: 50241** dated 6 November 2000 and is undertaken for the purposes of the Crown Pastoral Land Act 1998.

LAND STATUS REPORT for Dunstan Downs		LIPS Ref 12432
Tenure Review		
Property	1	of 2

Land District	Otago
Legal Description	Part Run 201A, situated in Ahuriri, Hawkdun, Lindis, Longslip and St Bathans Survey Districts, Section 4 S O Plan 23073 and Section 2, Block XVI, Longslip Survey District.
Area	12351.3705 hectares
Status	Crown Land subject to the Land Act 1948.
Instrument of title / lease	Balance Pastoral Lease CL OT 338/47 pursuant to Section 66 and registered under Section 83 of the Land Act 1948, as varied by Memorandum of Renewal Document 895630.
Encumbrances	Subject to: <ol style="list-style-type: none"> 1. Compensation Certificate 980214.1 pursuant to Section 19 Public Works Act 1981. 2. Section 8 of the Coal Mines Amendment Act, 1950, reservation to the Lessor of all coal existing on or under the surface of the land, and subject also to the reservation to the Lessor of the power to grant coal mining rights over the land under Part I of the Coal Mines Act, 1925.
Mineral Ownership	<ul style="list-style-type: none"> • 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. • In respect of Clause (2) under "Encumbrances" Section 11 Crown Minerals Act 1991 states "every mineral reserved in favour of the Crown by enactment shall continue to be reserved in favour of the Crown, notwithstanding the repeal of that enactment")
Statute	Land Act 1948 & Crown Pastoral Land Act 1998

LAND STATUS REPORT for Dunstan Downs Tenure				LIPS Ref 12432	
Review					
Property	1	of	2		

Data Correct as at	13/12/2000
[Certification Attached]	Yes

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

Confirmed by Don McGregor for and on behalf of QV Valuations	
Accredited Supplier	McGregor Property Services Limited

Certification

Pursuant to Section 11(1)(f) of the Survey Act 1986 and acting under delegated authority of the Surveyor-General pursuant to Section 11(2) of that Act, I hereby certify that the land described above is Crown Land subject to the Land Act 1948 and held in Pastoral Lease OT 338/47.



Max Haydn Warburton
Chief Surveyor
Land Information New Zealand, Dunedin.

212 2001
12000

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.

- 1) See sheet 2 of 2 for adjoining UCL status report
- 2) A field inspection may be required to ascertain if the balance of Dunstan Creek, McLays Creek and other streams within this pastoral lease could be subject to Section 24 of the Conservation Act 1987. No evidence has been found that this aspect was considered on renewal of this lease on 1 July 1984. The Riverbank Reserve's created under section 129 of the Land Act 1924 along the Ahuriri River and part of Dunstan Creek are now deemed to be Marginal strip of the same width (s. 24(3) Conservation Act 1987 effective date 10/4/90) the boundaries of the marginal strips do not change (s.24G (7) Conservation Act 1987).
- 3) The Commissioner of Crown Lands approved consent applications for the realignment of SH 8 (Dalrachney Realignment) being considered as a Non-notified application subject to conditions. In compliance with those conditions Compensation Certificate 980244.1 was registered against the Pastoral Lease and Crown

LAND STATUS REPORT for Dunstan Downs Tenure

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Review

Property 1 of 2

Land (see Property 2 of 2) but legalisation is still outstanding.

- 4) It is noted that approximately 175 hectares of Dunstan Downs is grazed in conjunction with the adjoining Morven Hills Pastoral Lease.
- 5) A Deed of Easement in favour of Telecom New Zealand for Telecommunication and other purposes over parts of Dunstan Downs (shown as Areas A-E on unapproved SO 24827) was executed by the Commissioner of Crown Lands in July 2000 and is still to be registered against the title.
- 6) In late 1994 the QEII National Trust advised it had been in negotiations with the lessee for an Open Space Covenant over 440 hectares of the lease and that public comment had been invited on the draft management statement for the proposed Covenant. No formal Covenant has been submitted for consent and execution.
- 7) Noxious weeds (hawkweed and briar) and pests (rabbits) have been a historical problem on this lease.
- 8) On 28 June 1977 (folio 473 on P19) NZED (now Transpower) accepted occupancy of the VHF Repeater Station site on the lease near Old Mans Peak subject to:
 - i) The term of the Agreement coinciding with the term of the Pastoral Lease at an annual rental of \$20 (11 year rent reviews).
 - ii) The lessees having rights to occupy the building but no rights to the land.
 - iii) All discarded building materials being removed from the site.
 - iv) The track being brought up to the standard of normal tracking requirements.

It is understood that NZ Police also have an interest in the site.

No action has been taken to legalise this occupation.
- 9) The incorporation of Section 1 (see Report 2 of 2) was contemplated as early as 1983 prior to lease renewal but no formal action has been undertaken.

LAND STATUS REPORT for Dunstan Downs Tenure				LIPS Ref 12432
Review				
Property	1	of	2	

	<p>10) The renewal of the lease was registered on 16 November 1995 (by Memorandum of Renewal 895630) following protracted negotiations over the determination of renewal valuations. The first 11 year rental was to have been reviewed on 1 July 1995 and even if the fixing of values for rental purposes was out of time registration of a Memorandum of Variation to give effect to the rental review is still outstanding.</p>
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LAND STATUS REPORT for Dunstan Downs Tenure		LIPS Ref 12432
Review		
Property	1	of 2

Research Data: Some Items may be not applicable

SDI Print Obtained	Yes.
NZMS 261 Ref	G40, H40, G39, H39.
Local Authority	Central Otago and Waitaki Districts.
Crown Acquisition Map	Kemp Purchase.
SO Plan	<p><u>SO 904</u> - Plan of Triangulation (May 1884).</p> <p><u>SO 1376</u> - Plan of Survey Control (Aug 1914).</p> <p><u>SO 1387</u> - Plan of part of Run 201A Omarama Runs (June 1915).</p> <p><u>SO 1388</u> - Plan of part of Run 201A Omarama Runs (June 1915).</p> <p><u>SO 1389</u> - Plan of part of Run 201A Omarama Runs (June 1915).</p> <p><u>SO 2494</u> - Plan of Main Road Omarama - Lindis Pass (July 1914).</p> <p><u>SO 2679</u> - Plan of Main Road Omarama - Lindis Pass (July 1914).</p> <p><u>SO 18486</u> - Plan of Land to be Taken and Road to be Closed (this is for adjoining land) (August 1976).</p> <p><u>SO 22709</u> - Plan of Transmission Lines existing or under construction at 31 Dec 1987.</p> <p><u>SO 23073</u> - Plan of land required for road, and road to be stopped and severances. Area's 'I' taken for road and 'J' (now Section 4 SO 23073) incorporated into the pastoral lease (September 1989).</p> <p><u>SO 24827</u> - Plan of Easements over Part Run 201A for Telecommunication purposes [Grantee: Telecom New Zealand].</p> <p><u>LT 300068</u> - Plan of easements over Pt Run 679 and Run 680 for Telecommunication Purposes (Grantee Telecom New Zealand Limited) This easement is outside the area subject to this report.(September 2000).</p>

LAND STATUS REPORT for Dunstan Downs Tenure

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Review

Property 1 of 2

Relevant Gazette Notices	<p>Gazette Notice 868581.1 declaring that part of this land marked "T" on SO 23073 (1600m2) was acquired of road and forms part of State Highway No. 8 and vested in the Crown.</p> <p>Compensation Certificate 980214.1 pursuant to Section 19 Public Works Act 1981. Agreement providing for acquisition by the Crown of part of this lease being 1.6895 hectares for road (State Highway) and for vesting of land in exchange (LINZ File Reference CPC/1999/3555/A).</p> <p>Gazette Notice 477921 stopped road adjoining this lease. The land is now known as Section 1, Block VII, Ahuriri Survey District and has been incorporated into the adjoining Pastoral Lease.</p>
CT Ref / Lease Ref	CL OT338/47 reference under Landonline. CL 338/47 former historic reference.
Plan Index	SO's 904,1389,1376,1387,1388,2494,2679.
Legalisation Cards	Ahuriri, Hawkdun, Lindis, Longslip and St Bathans Survey Districts SO 18486. Copy attached. This is over adjoining land. No legalisation cards for SO's 904, 1389, 1376, 1387, 1388, 2494 and 2679
CLR	There is a note on the Crown Land Register referring to a VHF station. Research into the status of this land has revealed neither formal definition nor documentation for this site.
Allocation Maps (if applicable)	DOC - D*G43*3*CO relinquished now. U*G39*1*CO (see Report 2 of 2). SOE - Nothing found. Other SOE - Nothing found. UCL - U*G39*1*CO (see Report 2 of 2).
VNZ Ref - if known	Val ref: Waitaki District 26050/9700 Val ref: Central Otago District 28411/2500
Crown Grant Maps	Not applicable
If Subject land Marginal Strip : a) Type [Sec 24(9) or Sec 58]	<p>a) 1) Riverbank Reserve Sec 129 Land Act 1924 strip adjoining the Ahuriri River</p> <p>2) Riverbank Reserve Sec 129 Land Act 1924 adjoining Dunstan Creek</p>

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Review

Property 1 of 2

b) Date Created	b) 1) June 1915 2) June 1915
c) Plan Reference	c) 1) SO 1387 2) SO 1389

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Review					
Property	1	of	2		

Research – continued

If Crown land – Check Irrigation Maps.	Checked - nothing found.
Mining Maps	Checked - nothing found.
<p>If Road</p> <p>a) Is it created on a Block Plan – Section 43(1)(d) Transit NZ Act 1989</p> <p>b) By Proc</p>	<p>a) SO Plan: - No internal roads.</p> <p>b) Proc Plan: Not applicable.</p> <p>c) Gazette Ref: Not applicable.</p>
<p>Other Relevant Information</p> <p>a) Concessions – Advice from DOC or File</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 no Conservation area status land has been identified within the boundary of this property.</p> <p>b) None known.</p> <p>c) Either</p> <p><input checked="" type="checkbox"/> 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.</p> <p>d) Not applicable.</p>

PRAMA

UNSS

Viul Asst. Surveyor 1915

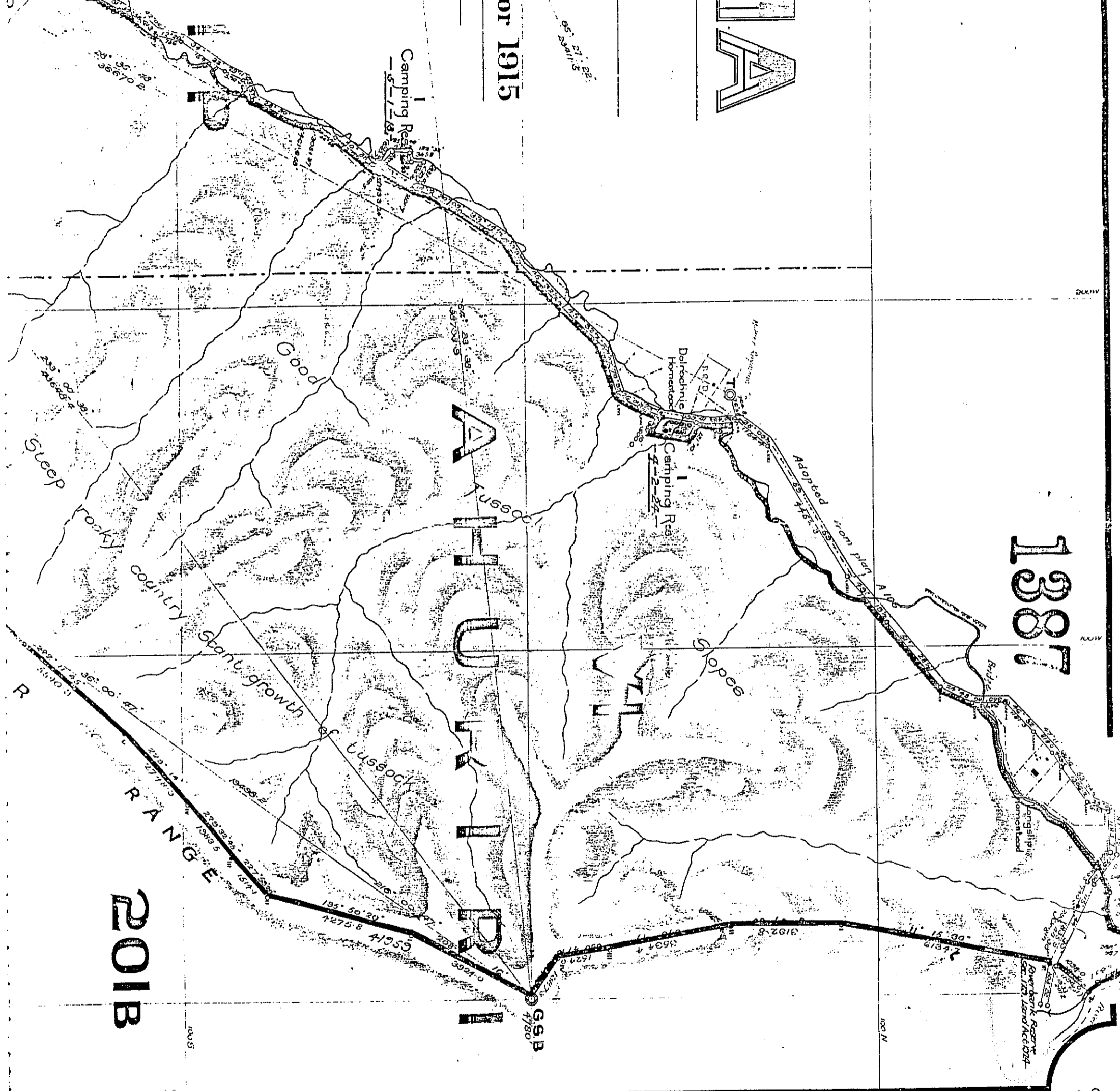
chains to an Inch

XVI

LI

DOB

Wingslip Creek

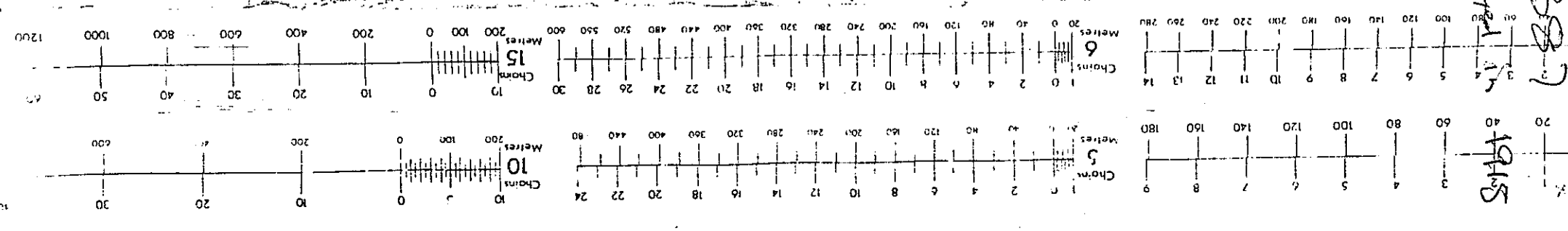


1387

201B

GSB 4780

Overbank Road
Sec. 123 Land Act 1914



SO 1387
Surveyed in
1915



**COMPUTER INTEREST REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy

Brendan Boyle
Brendan Boyle
Registrar-General
of Land

Identifier **OT338/47**
Land Registration District **Otago**
Date Registered 27 Nov 1953 11:44

Part-Cancelled

Prior References
OT334/124

Type	Lease under s83 Land Act 1948		
Area	12351.5305 hectares more or less	Term	Thirty-three years commencing on the first day of July 1951 and renewed for a further period of 33 years commencing on 1.7.1984

Legal Description Run 201A, Section 4 Survey Office Plan 23073 and Section 2 Block XVI Longslip Survey District

Proprietors

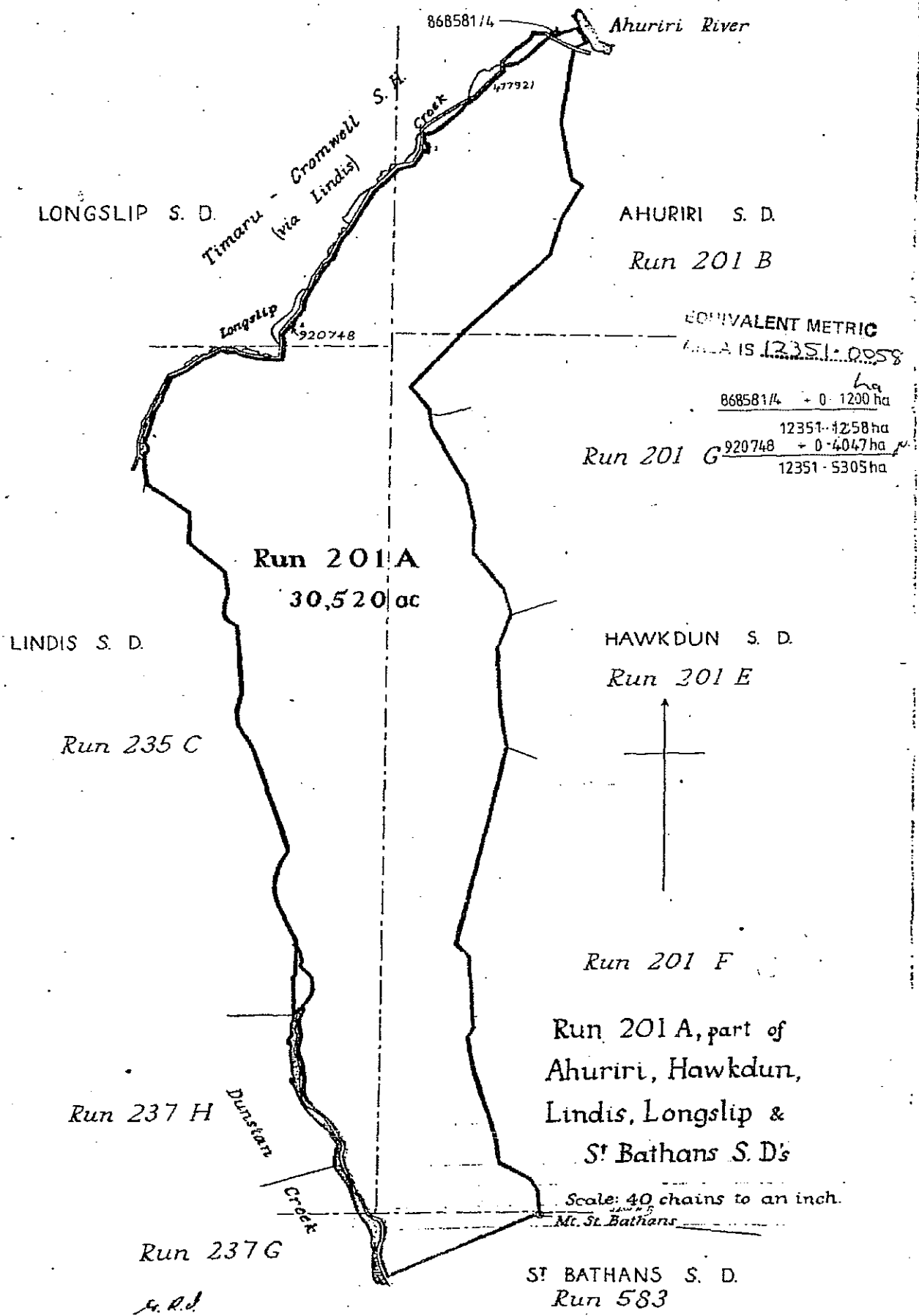
Timothy Harold Innes as to a 1/2 share
Geva Carne Innes as to a 1/2 share

Interests

- 509676.2 Mortgage to Geva Carne Innes - 17.1.1979 at 11.58 am
- 868581.1 Gazette Notice declaring that part of the within land marked "I" on SO 23073 (1600m2) is hereby acquired for road and shall form part of State Highway No. 8 and shall vest in the Crown on the 21st day of October 1993 - 2.11.1994 at 9.21 am
- 895630 Memorandum renewing the term of the within lease for a further period of 33 years commencing on 1.7.1984 and fixing (for the first 11 years) the annual rent at [REDACTED] calculated on a rental value of [REDACTED] - 16.11.1995 at 9.00 am.
- 953151.3 Mortgage to PGG Trust Limited - 20.8.1998 at 2.00 pm
- 980214.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 16.12.1999 at 9.50 am

Identifier

OT338/47





View Pending Transaction

Dealing Number 5010457
Status Lodged
Date & Time Lodged 12/10/2000 09:12:34
Lodged By McVeagh Fleming
Lodged For McVeagh Fleming

Associated Instruments

Instrument Number	Instrument Type	Instrument Status
5010457.1	Deed of Easement	Lodged

*** End of Report ***

Run 201A conversion on lease
I on SO 23073 now road
now Sec 4 SO 23073
Sec 2 Blk XVI Longslip SD

TO + and - Areas.	12351.0058
	-0.1600
	0.1200
	0.4047
	12351.3705

Acres to ha	
Acres/roods	30520.0000
Perches	12351.0057328
	.0000000

12351.0057 ha

Ha to Acres	
-------------	--

0.00 acres

0



**COMPUTER INTEREST REGISTER
UNDER LAND TRANSFER ACT 1952**



Historical Search Copy

Brendan Boyle
Brendan Boyle
Registrar-General
of Land

Identifier OT338/47
Land Registration District Otago
Date Registered 27 Nov 1953 11:44

Part-Cancelled

Prior References
OT334/124

Type	Lease under s83 Land Act 1948	Term	Thirty-three years commencing on the first day of July 1951 and renewed for a further period of 33 years commencing on 1.7.1984
Area	12351.5305 hectares more or less		

Legal Description Run 201A, Section 4 Survey Office Plan 23073 and Section 2 Block XVI Longslip Survey District

Original Proprietors
Timothy Harold Innes as to a 1/2 share
Geva Carne Innes as to a 1/2 share

Interests

- 509676.2 Mortgage to Geva Carne Innes - 17.1.1979 at 11.58 am
- 868581.1 Gazette Notice declaring that part of the within land marked "I" on SO 23073 (1600m2) is hereby acquired for road and shall form part of State Highway No. 8 and shall vest in the Crown on the 21st day of October 1993 - 2.11.1994 at 9.21 am
- 895630 Memorandum renewing the term of the within lease for a further period of 33 years commencing on 1.7.1984 and fixing (for the first 11 years) the annual rent at [REDACTED] calculated on a rental value of [REDACTED] - 16.11.1995 at 9.00 am.
- 953151.3 Mortgage to PGG Trust Limited - 20.8.1998 at 2.00 pm
- 980214.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 16.12.1999 at 9.50 am

... in the ... but not under the ...

NEW ZEALAND

Issued as a Renewal of [an in-Exchange-for] Lease registered in Vol. 334 fol. 124

OTAGO LAND DISTRICT

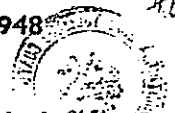
Entered in the Register-book, Vol. 338 fol. 47 27th day of November 1953 at 11:44 o'clock.

338/47

Image Quality due to Condition of Original

Pastoral Lease of Pastoral Land under the Land Act, 1948

No. P.19



This Deed, made the first day of March, one thousand nine hundred and fifty-one between HIS MAJESTY THE KING (who, with his heirs and successors, is hereinafter referred to as "the Lessor"), of the one part, and GEORGE RHODES LIMES, of OMARAMA, in the Dominion of New Zealand, SHEKIP FARMER, (who, with his executors, administrators, and permitted assigns, is hereinafter referred to as "the Lessee"), of the other part, WITNESSETH that, in consideration of the rent hereinafter reserved, and of the covenants, conditions, and agreements herein contained or implied and on the part of the Lessee to be paid, observed, and performed, the Lessor hereby demises and lease unto the Lessee ALL those pieces or parcels of land containing by admeasurement thirty thousand five hundred and twenty (30,520) acres, roads and ... perches, a little more or less, situated in the Land District of Otago, and being Run numbered Two hundred and One A (201 A) Longslip, Ahuriri, Hawkdun, St. Bathans and Lindis Survey Districts ...

See Separate Sheet.

(hereinafter referred to as "the said land"), as the same is more particularly delineated in the plan drawn hereon and therein coloured red in outline; together with the rights, easements, and appurtenances thereto belonging. TO HOLD the said premises intended to be hereby demised unto the Lessee for the term of thirty-three years, commencing on the first day of July, one thousand nine hundred and fifty-one, together with the period between the date of this lease and the aforesaid first day of July, one thousand nine hundred and fifty-one. Yielding and paying therefor during the said term unto the Department of Lands and Survey at the Principal Land Office for the said Land District of Otago the clear annual rent of Two hundred and sixty-five pounds (£ 265: - -) payable without demand by equal half-yearly payments in advance on the 1st day of January and the 1st day of July in each and every year during the said term. And also paying in respect of the improvements specified in the Schedule hereto the sum of (£) by a deposit of (£) (the receipt of which sum is hereby acknowledged) and thereafter by (£) half-yearly instalments of pounds shillings and pence (£ : :) on the 1st day of January and 1st day of July in each year in the same manner as rent.

AND the Lessee doth hereby covenant with the Lessor as follows, that is to say:-

- 1. THAT the Lessee will fully and punctually pay the rent hereinafter reserved at the times and in the manner hereinafter named in that behalf; and also will pay and discharge all rates, taxes, assessments, and outgoings whatsoever that now are or hereafter may be assessed, levied, or payable in respect of the said land or any part or parts thereof during the said term.
- 2. THAT the Lessee will within one year after the date of this lease take up his residence on the said land, and thereafter throughout the term of the lease will reside continuously on the said land.
- 3. THAT the Lessee will hold and use the said land bona fide for his own use and benefit and will not transfer, assign, sublet, mortgage, charge, or part with possession of the said land or any part thereof without the previous approval of the Land Settlement Board: Provided that such approval will not be necessary in the case of a mortgage to the Crown or to a Department of State.
- 4. THAT the Lessee will at all times farm the said land diligently and in a husbandlike manner according to the rules of good husbandry and will not in any way commit waste.
- 5. THAT the Lessee will throughout the term of his lease to the satisfaction of the Commissioner of Crown Lands for the Land District of Otago (hereinafter referred to as "the Commissioner") cut and trim all live fences and hedges, clear and keep clear the said land of all noxious weeds, and will comply strictly with the provisions of the Noxious Weeds Act, 1928-1950.
- 6. THAT the Lessee will keep the said land free from wild animals, rabbits, and other vermin, and generally comply with the provisions of the Rabbit Nuisance Act, 1928.
- 7. THAT the Lessee will clean and clear from weeds and keep open all creeks, drains, ditches, and watercourses upon the said land, including any drains or ditches which may be constructed by the Commissioner after the commencement of the term of the lease; and will not at any time without the prior consent of the Commissioner alter the channel of any such creek or watercourse or stop or divert the water flowing therein.
- 8. THAT the Lessee will at all times during the said term repair and maintain and keep in good substantial repair, order, and condition all improvements belonging to the Crown (including those specified in the Schedule hereto which are being purchased by the Lessee) now or hereafter erected on the said land, and will not, without the prior written consent of the Commissioner, pull down or remove them or any part of them.
- 9. THAT the Lessee will insure all buildings belonging to the Crown (including those specified in the Schedule hereto which are being purchased by the Lessee) now or hereafter erected on the said land to their full insurable value in the name of the Commissioner in some insurance office approved by the Commissioner and will pay all premiums falling due under every such insurance policy and deposit with the Commissioner every such policy and, not later than the forenoon of the day on which any such premium becomes payable, the receipt for that premium.
- 10. THAT the Lessee will not throughout the term of the lease without the prior consent of the Commissioner, which consent may be given on such terms and conditions (including the payment of royalty) as the Commissioner thinks fit, fell, sell, or remove any timber, tree, or bush growing, standing, or lying on the said land, and that he will throughout the term of the lease prevent the destruction of any such timber, tree, or bush unless the Commissioner otherwise approves: Provided that the consent of the Commissioner as aforesaid shall not be necessary where any such timber or tree is required for any agricultural, pastoral, household, roadmaking, or building purposes on the said land nor where the timber or tree has been planted by the Lessee.
- 11. THAT the Lessee shall not, except for the purpose of complying with any of the provisions of the New-ella Tussock Act, 1946, burn any tussock, scrub, fern, or grass on the said land, nor permit any tussock, scrub, fern, or grass on the said land to be burned, unless in either case he shall have obtained the prior consent in writing of the Commissioner, which consent may be given subject to such terms and conditions as the Commissioner may deem necessary.
- 12. THAT officers and employees of the Department of Internal Affairs shall at all times have a right of ingress, egress, and regress over the land comprised in this lease for the purpose of determining whether such land or any adjoining land is infested with deer, wild goats, wild pigs, opossums, or other animals which the said Department is charged with the duty of exterminating or controlling, or for the purpose of destroying any such animals: Provided that such officers and employees in the performance of the said duties shall at all times avoid undue disturbance of the Lessee's stock.
- 13. THAT the Lessee shall exercise due care in stocking the said land and shall not overstock.

AND it is hereby agreed and declared by and between the Lessor and the Lessee:-

- (a) THAT the Lessee shall have the exclusive right of pasturage over the said land, but shall have no right to the soil.
- (b) THAT the Lessee shall have no right, title, or claim whatsoever to any minerals (within the meaning of the Land Act, 1948) on or under the surface of the soil of the said land, and all such minerals are reserved to His Majesty together with a free right of way over the said land in favour of the Commissioner or of any person authorized by him and of all persons lawfully engaged in the working, extraction, or removal of any mineral on or under the surface of the said land or any adjacent land of the Crown, subject to the payment to the Lessee of compensation for all damage done to improvements on the said land belonging to the Lessee in the working, extraction, or removal of any such minerals: Provided that there shall be no right of way over, or right to work, extract, or remove any mineral from, any part of the said land which is for the time being under crop or used or situated within the limits of a yard, garden, orchard, vineyard, nursery, or plantation, or within 100 feet of any building-dwellinghouse: Provided also that the Lessee may, with the prior consent in writing of the Commissioner, which consent may be given subject to such conditions as the Commissioner thinks fit, use any such minerals for any agricultural, pastoral, household, roadmaking, or building purpose on the said land, but not otherwise.
- (c) THAT upon the expiration by effluxion of time of the term hereby granted and thereafter at the expiration of each succeeding term to be granted to the Lessee the outgoing Lessee shall have a right to obtain, in accordance with the provisions of section 66 (3) of the Land Act, 1948, a new lease of the land hereby leased at a rent to be determined in the manner prescribed by Part VIII of the said Act for a term of thirty-three years computed from the expiration of the term hereby granted and subject to the same covenants and provisions as this lease, including this present provision for the renewal thereof and all provisions ancillary or in relation thereto.

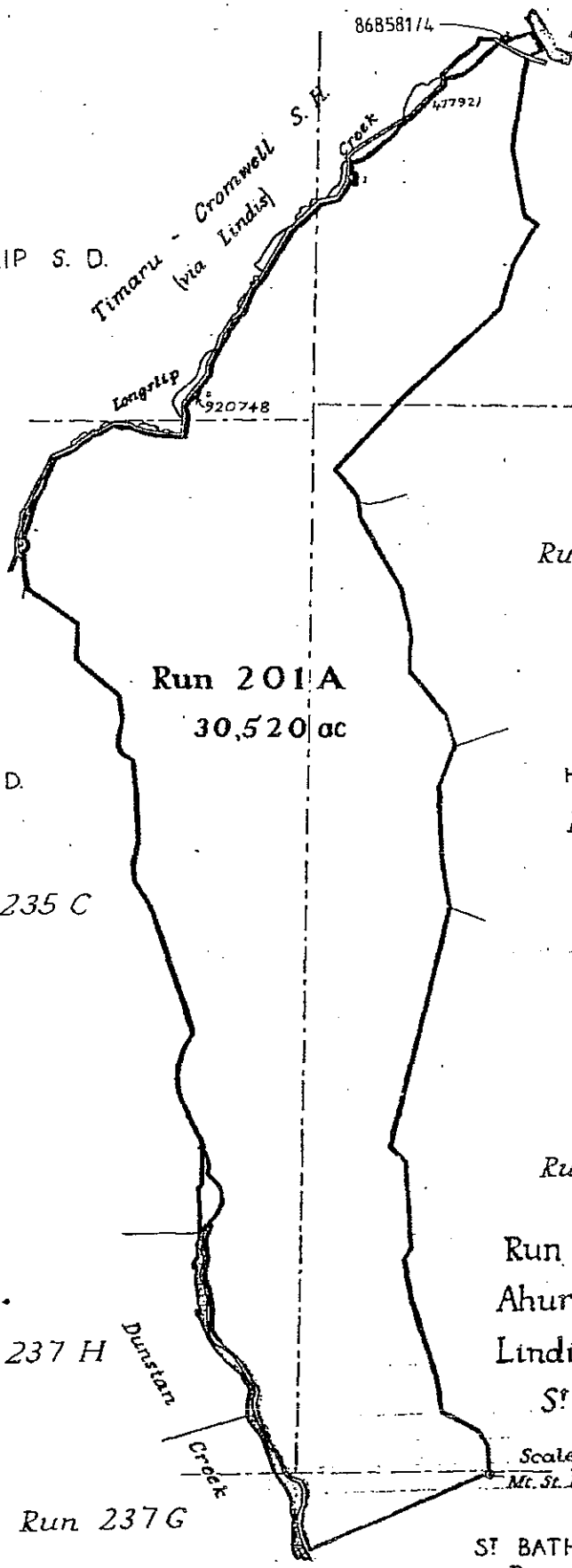
362/1105
of State
20-1966
FLR
for
FLR
and
66 at
FLA
19

339/47

LONGSLIP S. D. AHURIRI S. D.

Timaru - Cromwell S. D. (via Lindis)

Run 201 B



EQUIVALENT METRIC
AREA IS 12351.0058

	868581/4	+ 0.1200 ha
	12351.4258 ha	
Run 201 G	920748	+ 0.4047 ha
		12351.5305 ha

Run 201 A
30,520 ac

LINDIS S. D.

Run 235 C

HAWKDUN S. D.
Run 201 E

Run 201 F

Run 201 A, part of
Ahuriri, Hawkdun,
Lindis, Longslip &
St Bathans S. D's

Run 237 H

Scale: 40 chains to an inch.
Mt. St. Bathans

Run 237 G

ST BATHANS S. D.
Run 583

S. D.

C.T. 338/47

338/47

- (4) THAT the Lessee shall have no right of acquiring the fee-simple of the said land.
- (4) THAT the Lessee may, with the prior consent in writing of the Commissioner given subject to such conditions as the Commissioner may deem necessary,--
 - (i) Cultivate any portion of the said land for the purpose of growing winter food for the stock depastured thereon;
 - (ii) Crop such area of the said land as is sufficient for the use of himself and family and his employees;
 - (iii) Plough and sow in grass any portion of the said land;
 - (iv) Clear any portion of the said land by felling and burning bush or scrub and sow the land so cleared in grass;
 - (v) Surface sow in grass any portion of the said land;
 Provided that the lessee shall, on the termination of the lease, leave the whole of the area that has been ploughed or cultivated properly laid down in good permanent clovers and grasses to the satisfaction of the Commissioner.
- (5) THAT the Lessee shall exercise due care in stocking the said land and shall not overstock, and for the purpose of this clause it is hereby mutually declared and agreed between the Land Settlement Board and the Lessee that the number of stock to be depastured on the said land during the winter months shall not, without the prior consent of the Commissioner, exceed ~~sheep on a basis of a point of one for a dry sheep and of one and a half for breeding ewes.~~
- See below
- (6) THAT if the Lessee shall leave New Zealand or abandon the said land or if he cannot be found or if he shall neglect or fail or refuse to comply with the covenants and conditions herein expressed or implied to the satisfaction of the Land Settlement Board or the Commissioner, as the case may be, or make default for not less than two months in the payment of rent, water levy, or other payments due to the Lessor, then the Land Settlement Board may, subject to the provisions of section 146 of the Land Act, 1948, declare this lease to be forfeit, and that without discharging or releasing the Lessee from liability for rent due or accruing due or for any prior breach of any covenant or condition of the lease.
- (6) THAT these permits are intended to take effect as a pastoral lease under the Land Act, 1948, and the provisions of the said Act and of the regulations made thereunder applicable to such leases shall be binding in all respects upon the parties hereto in the same manner as if such provisions had been fully set out herein.

SCHEDULE

IMPROVEMENTS BELONGING TO THE CROWN AND BEING PURCHASED BY THE LESSEE

(1) THAT pursuant to Section 8 of the Coal Mines Amendment Act, 1950, this lease is subject to the reservation to the Lessor of all coal existing on or under the surface of the land, and subject also to the reservation to the Lessor of the power to grant coal mining rights over the land under Part I of the Coal Mines Act, 1925.

In witness whereof the Assistant Commissioner of Crown Lands for the Land District of Otago, on behalf of the Lessor, hath hereunto set his hand, and these presents have also been executed by the said Lessee.

Assistant Commissioner, on behalf of the Lessor, in the presence of:

Witness: [Signature]
Occupation: Clerk Land Survey Department
Address: Dunedin

[Signature] Assistant Commissioner of Crown Lands.

Signed by the above named as Lessee, in the presence of-

Witness: [Signature]
Occupation: Postmistress
Address: Dunedin

[Signature] Lessee.

(r) THAT the Lessee shall be deemed not to have failed to use due care in stocking, or to have overstocked so long as the number of sheep depastured on the said land does not exceed 6215 (being an increase of ten per cent on the carrying capacity on which is based the rent hereinbefore reserved) but the Commissioner may by notice in writing permit the lessee to depasture thereon any greater number should he deem it advisable or expedient so to do. Any permission so granted shall be subject to revocation or amendment by the Commissioner at any time and particularly in the event of a transfer. Any variation consented to by the Commissioner shall not affect the rent payable hereunder.

No. 50. The Land Board of the Otago Land District has this day issued the mortgage of the within lease... A.L.R. [Signature]

379852 Mortgage to The State Advances Corporation of New Zealand... [Signature] A.L.R.

452879 Transfer of Mortgage 372778 to Rural Banking and Finance Corporation of New Zealand - 23.1.1976 at 9.34 am

The above memorials were inspected, perused & given... [Signature]

X 22129 Electricity Agreement under Section 3 of the Electricity Amendment Act 1948... [Signature] A.L.R.

[Signature] A.L.R.

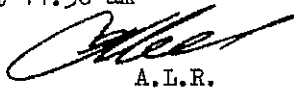
477921 Gazette Notice proclaiming part of the road adjoining the within land as closed and incorporated into adjoining Lease 338/37 - 16.5.1977 at 11.20 am

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952.

372778 The Perpetual Trustees Estate and Agency Company of New Zealand Limited... [Signature] A.L.R.

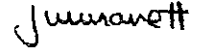
[Signature] A.L.R.

509676/1 Transfer to Ron McPherson Williamson of Omarama, Farmer, Patricia Janet Milne of Waimate Married Woman and John William Rolleston of Timaru Solicitor - 17.1.1979 at 11.58 am



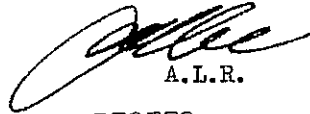
A.L.R.

856265/2 Transmission to Ron McPherson Williamson of Omarama Farmer and Patricia Janet Milne of Christchurch Widow as Survivors - 23.5.1994 at 10.05am



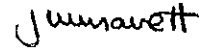
A.L.R.

509676/2 Mortgage to George Rhodes Innes - 17.1.1979 at 11.58 am



A.L.R.

856265/2 Variation of Mortgage 606579/3 - 23.5.1994 at 10.05am



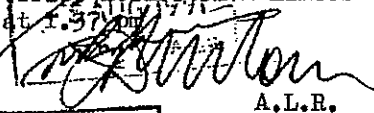
A.L.R.

515301 Variation of Mortgage 372778 - 2.5.1979 at 2 pm



A.L.R.

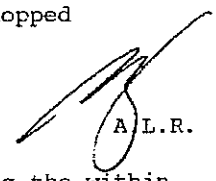
606579/2 Mortgage to Tripp Rolleston Nominees Limited - 5.12.1983 at 1.37 pm

DISCHARGED


A.L.R.

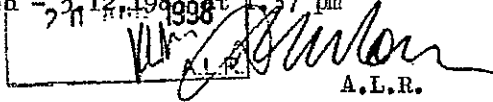
868581/1 Gazette Notice declaring:

- i That part of the within land marked "I" on SO Plan 23073 (1600m²) is hereby acquired for road and shall from part of State Highway No. 8 and shall vest in the Crown on the 21st day of October 1993 and
 - ii that part the road adjoining the within land marked "J" on SO Plan 23073 (1200m²) be stopped
- 2.11.1994 at 9.21am



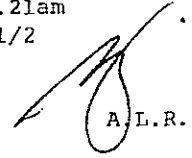
A.L.R.

606579/3 Mortgage to the National Bank of New Zealand Limited - 5.12.1983 at 1.37 pm

DISCHARGED


A.L.R.

The stopped road adjoining the within land formerly marked J on SO Plan 23073 is now known as Section 4 SO Plan 23073 (1200m²) - 2.11.1994 at 9.21am
See New Appellation 868581/2



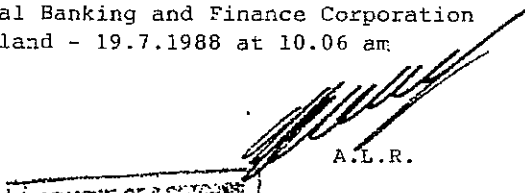
A.L.R.

606579/4 Memorandum of Priority ranking Mortgage 606579/2 as first Mortgage, Mortgage 606579/3 as second Mortgage, Mortgage 379852 as third Mortgage, Mortgage 509676/2 as fourth Mortgage - 5.12.1983 at 1.37 pm



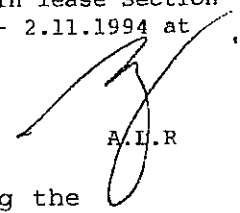
A.L.R.

707406/1 Certificate vesting Mortgage 379852 in the Rural Banking and Finance Corporation of New Zealand - 19.7.1988 at 10.06 am



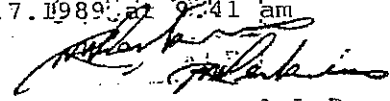
A.L.R.

868581/4 Certificate of Alteration incorporating in the within lease Section 4 SO Plan 23073 (1200m²) - 2.11.1994 at 9.21am



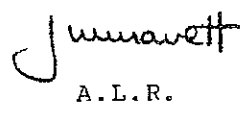
A.L.R.

733091/1 Mortgage to James David Scott - 13.7.1989 at 9.41 am

DISCHARGED


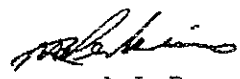
A.L.R.

895630 Memorandum renewing the term of the within lease for a further period of 33 years commencing on 1.7.1984 and fixing (for the first 11 years) the annual rent at [redacted] calculated on a rental value of [redacted] - 16.11.1995 at 9.00 am



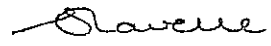
A.L.R.

733091/2 Memorandum of Priority ranking Mortgage 733091/1 as second mortgage, Mortgage 606579/3 as third mortgage and Mortgage 509676/2 as fourth mortgage - 13.7.1989 at 9.41 am



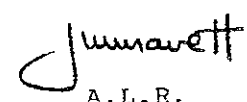
A.L.R.

741864/1 Variation of Mortgage 606579/2 - 8.11.1989 at 10.14am



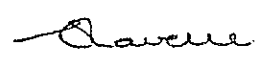
A.L.R.

910921 Variation of Mortgage 606579/3 - 28.6.1996 at 9.46 am



A.L.R.

741864/2 Transfer of Mortgage 509676/2 to Geva Carne Innes - 8.11.1989 at 10.14am



A.L.R.

CT 338/47

920748 Certificate of Alteration
incorporating in the within Lease Section
2 Block XVI Longslip Survey District
(4047m)) - 28.11.1996 at 10.44am



A.L.R.

953151.2 Transfer to Timothy Harold Innes


953151.3 Mortgage to PGG Trust Limited
all 20.8.1998 at 2.00


for DLR

975272.1 Transfer of a 1/2 share to
Geva Carne Innes
21.9.1999 at 9.00


for RGL

980214.1 Compensation
Certificate pursuant to Section
19 Public Works Act 1981
16.12.1999 at 9.50


for RGL



338/47



View Pending Transaction

Dealing Number 5010457
Status Lodged
Date & Time Lodged 12/10/2000 09:12:34
Lodged By McVeagh Fleming
Lodged For McVeagh Fleming

Associated Instruments

Instrument Number	Instrument Type	Instrument Status
5010457.1	Deed of Easement	Lodged

*** End of Report ***

The closed road
herein is now for
as section 1 Block
Ahurri District
Se N/A 478947/1
Bulmer

477921

335 B.N. 17
DISTRICT ADMINISTRATION
MUNICIPALITY
42447
4562011

**Ministry of Works
and Development**

District Office

Govt. Life Insurance Bldg., Rattray St

Box 451, Dunedin

Telephone 40 239

Telex NZ 5728

Inquiries to

Ref 72/8/16/0/1

Date 11 May 1977

The District Land Registrar
DUNEDIN

... I enclose, for deposit in your office, copy of a Gazette Notice
together with a duplicate copy of the plan referred to therein.

Will you kindly register the document against all lands affected
thereby, inform me when this has been done, and advise the number
allotted to the document.

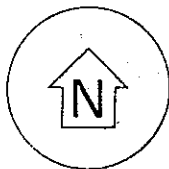
If you find the document doubtful or incorrect in any respect will
you please refrain from registering it and inform me at once.

R D Grant
District Commissioner of Works

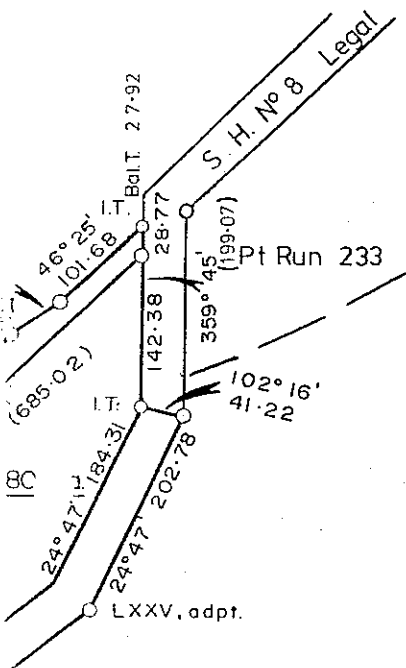
per

(S Baker)

Encl : Copy of NZ Gazette 5 May 1977 No 49 p 1269
Copy of plan SO 18486



Bearings from S.O. 2494
adjusted by - 50."



Run 201 A,
S.O. 1387
C.L. 338 / 47
G.R. Innes

ha.
233

725 500 N

725 000 N

724 500 N

322 500 E

Approvals.

DATUM.

Bearings. Geodetic, 1949.

Co-ordinates. False Origin,

Trig. Lindis Peak, Lindis Peak Circuit.

700 000 mN, 300 000 mE.

All old and adopted marks from S.O. 2494.

The Road is Legal.

Approved as to layout,

[Signature]

District Commissioner of Works.

LAND TO BE TAKEN FOR ROAD.

SHOWN	DESCRIPTION	AREA
(A)	Pt. Run 233,	3.6959 ha

ROAD TO BE CLOSED.

SHOWN	ADJOINING	AREA
(B)	Pt. Run 233 & Run 201 A	4.7749 h

SEVERANCE

SHOWN	DESCRIPTION	AREA
(C)	Pt. Run 233,	12.3800 ha.

Total Area 20.8508 ha.

Comprised in C. L. 338 / 37

I, Ian Robertson Dunlop of Dunedin Registered Surveyor and holder of an annual practising certificate hereby 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 1966

Dated at Dunedin this 1st day of July 1976 Signature *I.R. Dunlop*

Field Book 2002 p's 1-15 Traverse Book 193 p. 72-75

Reference Plans S.O.'s 1387, 2494, 1627.3, 16274, 13642

Examined *L.M. Turner* 6-8-76 Correct *[Signature]*

Approved as to Survey *[Signature]* 6/8/76

9/8/76 Chief Surveyor

Deposited this day of 19

District Land Registrar

LOCAL AUTHORITY WAITAKI COUNTY

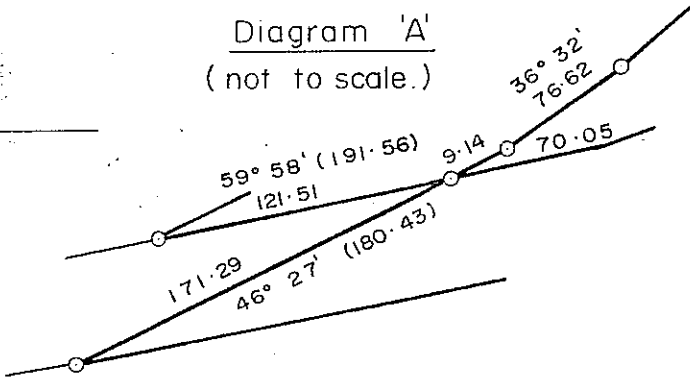
Surveyed by I. R. DUNLOP

Scale 1:5000 Date Feb, 1976.

File 9/205
Received L.M.T. 1-7-76
Instructions

S.O.18486

Diagram 'A'
(not to scale.)



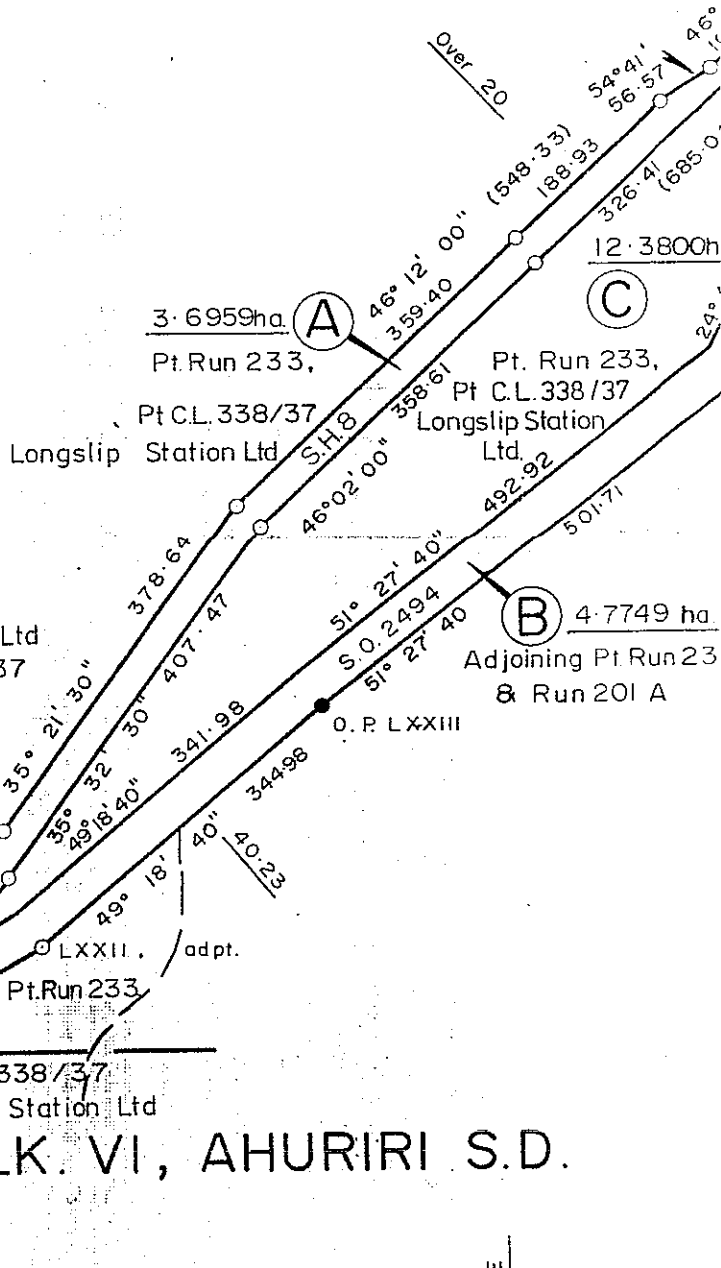
BLK. VII,
AHURIRI S.D.

See
Diagram 'A'

321 000 E

321 500 E

322 000 E



BLK. VI, AHURIRI S.D.

DISTRICT O T A G O R M H 39 C
DIST. VI & VII, AHURIRI.
No. S. 116

LAND TO BE TAKEN,
AND ROAD TO BE CLOS

Extract from *N.Z. Gazette*, 5 May 1977, No. 49, page 1269

*Land Proclaimed as Road and Road Closed and Incorporated
in an Adjoining Crown Lease in Blocks VI and VII, Ahuriri
Survey District, Waitaki County*

PURSUANT to section 29 of the Public Works Amendment Act 1948, the Minister of Works and Development hereby proclaims as road the land described in the First Schedule hereto, and also hereby proclaims that the road described in the Second Schedule hereto is hereby closed and shall, when so closed, be incorporated in pastoral lease No. P20, recorded in register book, Volume 338, folio 37, Otago Land Registry, held from Her Majesty the Queen by Longship Station Limited, a duly incorporated company, having its registered office at Dunedin, subject to memorandum of mortgage, No. 465620/1, and memorandum of mortgage, No. 424142, Otago Land Registry.

FIRST SCHEDULE

OTAGO LAND DISTRICT

ALL that piece of land containing 3.6959 hectares, being part Run 233, Block VII, Ahuriri Survey District, as shown on plan S.O. 18486, lodged in the office of the Chief Surveyor at Dunedin, and thereon marked 'A'.

SECOND SCHEDULE

OTAGO LAND DISTRICT

ALL that piece of road containing 4.7749 hectares, adjoining or passing through part Run 233 and Run 201A, Blocks VI and VII, Ahuriri Survey District; as shown on plan S.O. 18486, lodged in the office of the Chief Surveyor at Dunedin, and thereon marked 'B'.

Dated at Wellington this 22nd day of April 1977.

W. L. YOUNG, Minister of Works and Development.

(P.W. 72/8/16/0; Dn. D.O. 72/8/16/0/1)

E. C. KEATING, Government Printer, Wellington, New Zealand—1977

338/37
road

adj 37

9.21 02.NOV 94 868581 /

PARTICULARS ENTERED IN REGISTER
LAND REGISTRY OTAGO
ASST. LAND REGISTRAR.....

332 / 37

332



RELEASED UNDER THE OFFICIAL INFORMATION ACT

For office use only

141 P. B. I & D

Messrs. DOSLI

Date

The District Land Registrar

P.O. Box 896

Number 41195

Private Bag

DUNEDIN

(Firm intending to register)

868581.1

The following are produced
List of Instruments Produced by Number or C.T. Reference

CT 338/37

To enable registration of:

- 1. A gazettal from Longslip to HMQ
- 2. A vesting from HMQ to Longslip
- 3. A _____ from _____ to _____
- 4. A _____ from _____ to _____

After Registration Instruments Listed Above To Be Returned To:

Regional Support Centre

National Bank

Box 5448

DUNEDIN

Attention: Ann-Marie Duff

Received Above Instruments

For D.L.R. 19 85 914

RD

50107

The District Land Registrar
Private Bag
DUNEDIN

Messrs DOSLI
P O Box 896
DUNEDIN
(Firm intending to register)

For office use only

Date _____

Number 049347

The following are produced
List of Instruments Produced by Number or C.T. Reference

CT 338/47

RECEIVED
28 OCT 1984
Ansd.

To enable registration of:

- 1. A gazetta from Williamson to IMD
- 2. A vesting from IMD to Williamson
- 3. A _____ from _____ to _____
- 4. A _____ from _____ to _____

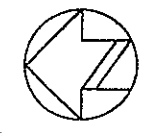
After Registration Instruments Listed Above To Be Returned To:

Regional Support Centre
National Bank
Box 5148
DUNEDIN

Attention: Ann-Marie Duff

Received Above Instruments
For D.L.R. 25/10/84

Approved as to
District Road Engineering
National Roads Board.



RELEASED UNDER THE OFFICIAL INFORMATION ACT

Schedule of Areas

Stn	Description
A	Pt Run 233 Block VII, Ahuriri SO. - CL 338/37
E	Pt Run 233, Block VII, Ahuriri SO. - CL 338/37
J	Pt Run 201A, Block VII, Ahuriri SO. - CL 338/47
B	201 Pt Run 233, Block VII, Ahuriri SO.
C	201 Pt Run 233, Block VII, Ahuriri SO.
G	201 Pt Run 233, Block VII, Ahuriri SO.
J	201 Pt Run 201A, Block VII, Ahuriri SO.
Severances	
D	Pt Run 233, Block VII, Ahuriri SO. - CL 338/37
F	Pt Run 233, Block VII, Ahuriri SO. - CL 338/37
H	Pt Run 233, Block VII, Ahuriri SO. - CL 338/37

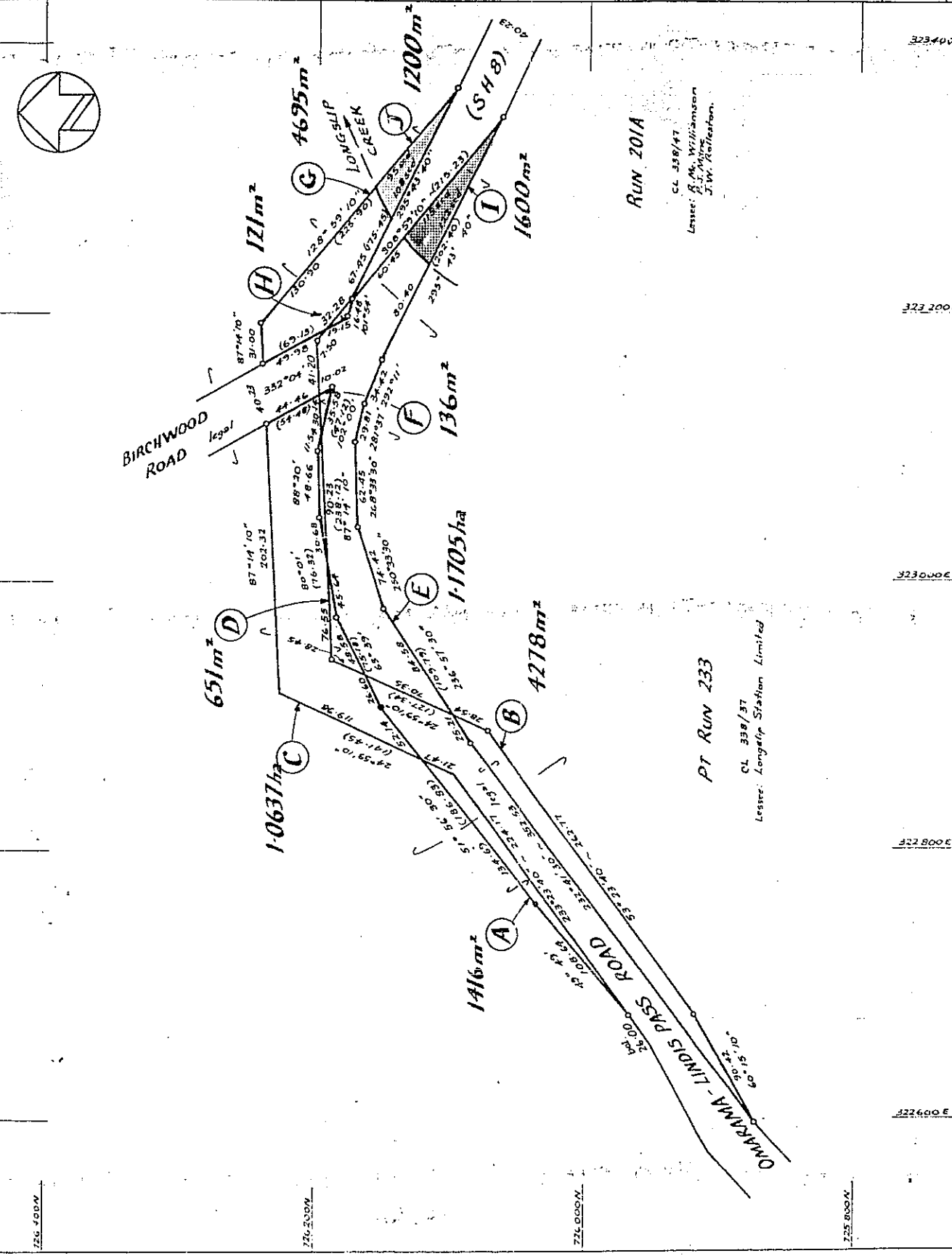
Date: Geodetic 1947.
Circuit: Lindis Peak.
Coordinates are in terms of Lindis Peak with false origin 500 000000E

Total Area **3.6439 ha**
Comprised in **CL 338/37**

I. William Gavin Whiting
Registered Surveyor and holder of an annual practicing certificate for the year 1989 hereby certifies that this plan has been made from surveys conducted by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.
Dated at Dunedin on 26th day of May 1989 Signature *Whiting*
File No. 2386 p. 17-22. Interest Book 2159 p. 65
Reference Plans SO 3 1387, 2459, 43642, 18484.

Examined UNDER THE 1978-2 Correct 1986
Approved as to Survey *Mullins* Chief Surveyor
2579 189
Deposited this day of 19

District Land Registrar
SO 23073
File No. 28.6.89
Instructions



RUN 201A
CL 338/47
Lessor: B.M. Williamson, J.W. Atkinson, J.W. Reflection.

PT RUN 233
CL 338/37
Lessor: Longslip Station Limited

LAND DISTRICT OTAGO
Survey Blk. & Dist. VII AHURIKI
NZMS 261 Sheet H39 Record Map No. H39C
TERRITORIAL AUTHORITY WAITAKI COUNTY
Surveyed by WORKS CONSULTANCY SERVICES
Scale 1:2000 Date MAY 1989
LAND REQUIRED FOR ROAD, ROAD TO BE STOPPED, SEVERANCES.

Extract from *N.Z. Gazette*, 21 October 1993, No. 151, p. 3109

**Declaring Leasehold Estate Acquired for Road,
Crown Land Taken for Road and Stopped Road at
Birchwood Corner in the Waitaki District**

Pursuant to the Public Works Act 1981, and to a delegation from the Minister of Lands, the Manager, Lands and Property, Department of Survey and Land Information, Dunedin, declares:

1. Pursuant to sections 20 (1) and 28, an agreement to that effect having been entered into, the leasehold estate described in the First Schedule hereto, is acquired for road which, pursuant to section 60 of the Transit New Zealand Act 1989, shall form part of State Highway No. 8 and shall vest in the Crown on the 21st day of October 1993.

2. Pursuant to sections 52 (1) the Crown land described in the First Schedule hereto, is acquired for road which, pursuant to section 60 of the Transit New Zealand Act 1989, shall form part of State Highway No. 8 and shall vest in the Crown on the 21st day of October 1993.

3. Pursuant to section 116 (1), the roads described in the Second Schedule hereto, to be stopped.

First Schedule

Otago Land District—Waitaki District

Area m ²	Being
1416	Part Run 233, Block VII, Ahuriri Survey District. Part register book 338, folio 37; shown marked "A" on S.O. Plan 23073.
ha	
1.1705	Part Run 233, Block VII, Ahuriri Survey District. Part register book 338, folio 37, shown marked "E" on S.O. Plan 23073.
m ²	
1600	Part Run 201A, Block VII, Ahuriri Survey District. Part register book 338, folio 47, shown marked "I" on S.O. Plan 23073.

Second Schedule

Otago Land District—Waitaki District

Area m ²	Being
4278	Adjoining part Run 233, Block VII, Ahuriri Survey District; shown marked "B" on S.O. Plan 23073.
ha	
1.0637	Adjoining part Run 233, Block VII, Ahuriri Survey District; shown marked "C" on S.O. Plan 23073.
m ²	
4965	Adjoining part Run 233, Block VII, Ahuriri Survey District; shown marked "G" on S.O. Plan 23073.
1200	Adjoining part Run 201A, Block VII, Ahuriri Survey District; shown marked "J" on S.O. Plan 23073.

As shown marked on the plan above mentioned, lodged in the office of the Chief Surveyor at Dunedin.

Dated at Dunedin this 18th day of October 1993.

M. R. MACKENZIE, Manager (Lands and Property).

(DOSLI Dn. D.O. 5050-01-953)

101.

108969

CERTIFICATE OF ALTERATION

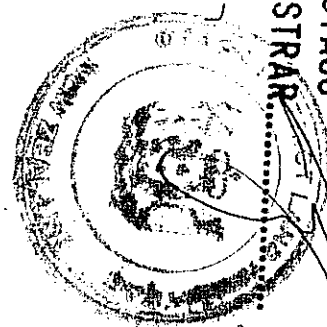
HER MAJESTY THE QUEEN	{	Lessor.
RON MCPHERSON WILLIAMSON		Licensor.
PATRICIA JANET MILNE	{	Lessee.
JOHN WILLIAM ROLLESTON		Licensee.

PARTICULARS entered in the Register on the date and at the time recorded below.

.....
 District Assistant Land Registrar of the District of

PARTICULARS ENTERED IN REGISTER
 LAND REGISTRY OTAGO
 ASST. LAND REGISTRAR

9:21 02.NOV 94 868581/4



338/47

L. & S. - B. 6

CERTIFICATE OF ALTERATION UNDER SECTION 113, LAND ACT 1948

IN THE MATTER of the Land Transfer Act 1952, and the Land Act 1948,

and

IN THE MATTER of lease/licence from HER MAJESTY THE QUEEN to RON MCPHERSON WILLIAMSON of Omarama Farmer, PATRICIA JANET MILNE of Waimate Married Woman and JOHN WILLIAM ROLLESTON of Timaru Solicitor.

registered in register book

Vol 338, folio 47 Otago Land Registry.

This is to certify

that with effect on 1 June 1994 the land described in the schedule hereto is incorporated into the aforesaid lease with no alteration to the rental value or stock limitation.

SCHEDULE

Section 4 SO 23073 containing by admeasurement 1200m² more or less.

As witness my hand, this 6th day of July 1994

ALTON

[Signature]
Commissioner of Crown Lands.

MEMORANDUM OF RENEWAL OF PASTORAL LEASE

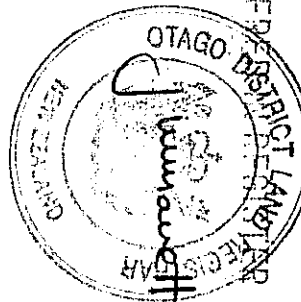
Particulars entered in the Register as shown herein on the date and at the time stamped below.

HER MAJESTY THE QUEEN Lessor

District/Assistant Land Registrar
of Otago

RON MCPHERSON WILLIAMSON Lessee
PATRICIA JANET MILNE

1995 15 NOV 95
PARTICULARS ENTERED
IN THE REGISTER
338/47



895620

FILE COPY

LANDCORP PROPERTY LIMITED
DUNEDIN

**MEMORANDUM OF RENEWAL AND VARIATION
OF PASTORAL LEASE**

IN THE MATTER and the Land Act 1948

AND

IN THE MATTER of Pastoral Lease No P19
registered in Volume 338
Folio 47 Otago District Land Registry
from HER MAJESTY THE QUEEN to
RON MCPHERSON WILLIAMSON
OF OMARAMA FARMER,
PATRICIA JANET MILNE OF
WAIMATE MARRIED WOMAN

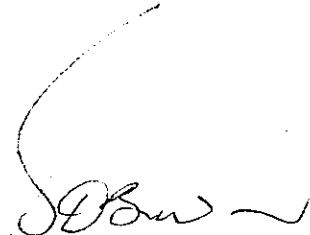
- (1) Pursuant to Section 170 of the Land Act 1948 the term of the abovementioned lease registered in Volume 338 Folio 47 Otago Land Registry is renewed for a term of 33 years commencing on the 1st day of July 1984. The covenant to pay rent and the rental value contained in the lease is hereby varied by deleting the said covenant and substituting the following:

Yielding and paying therefore for the first 11 years of the said term unto the Commissioner of Crown Lands the annual rent of \$4,650.00 plus GST calculated on a rental value of \$310,000.00 payable without demand by equal half yearly payments in advance on the first day of January and the first day of July in each and every year during the said period of 11 years and for the next two successive periods of 11 years of the said term a rent determined in respect of each of those periods in the manner provided in Section 132A of the Land Act 1948.

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

IN WITNESS WHEREOF the parties have hereunto subscribed their names this
2nd day of FEBRUARY 1975

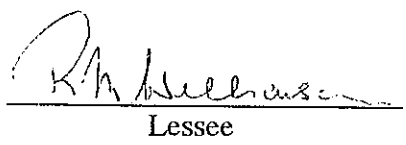
SIGNED for and on behalf of HER MAJESTY)
THE QUEEN by the Commissioner of Crown)
Lands in the presence of:)



Commissioner of Crown Lands

Witness: *M. J. [Signature]*
Occupation: Senior Land Information Officer
Department of Survey and Land Information
Address: Waiwera

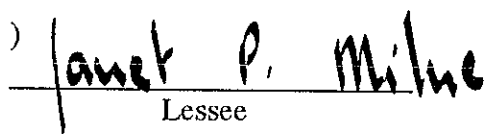
SIGNED by the Lessee)
RON MCPHERSON WILLIAMSON)
in the presence of:)



Lessee

Witness: *M. J. [Signature]*
Occupation: Legal Executive to
Whitaker MacGeorge & Co
Solicitors, WAIMATE
Address: _____

SIGNED by the Lessee)
PATRICIA JANET MILNE)
in the presence of:)



Lessee

Witness: *M. J. [Signature]*
Occupation: Legal Executive to
Whitaker MacGeorge & Co
Solicitors, WAIMATE
Address: _____

CERTIFICATE OF ALTERATION

HER MAJESTY THE QUEEN { Lessor
{ Licensor.

..... { Lessee.
{ Licensee.

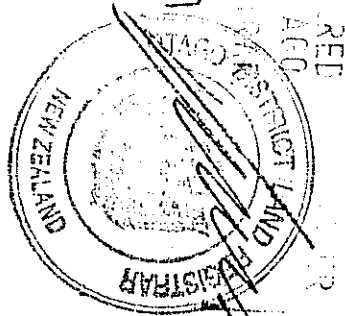
PARTICULARS entered in the Register on the date and at the time recorded below.

.....
District
Assistant Land Registrar of the District of

RECEIVED
AND RE
CORRECTED

338/47

.....
L. 24 28 NOV 96
9207481



CERTIFICATE OF ALTERATION UNDER SECTION 113, LAND ACT 1948

IN THE MATTER of the Land Transfer Act 1952, and the Land Act 1948,

and

IN THE MATTER of lease/licence from HER MAJESTY THE QUEEN to RON MCPHERSON WILLIAMSON of Orarama Farmer and PATRICIA JANET MILNE of Christchurch widow

registered in register book
Vol 338, folio 47 Land Registry.

This is to certify

that with effect on 1 July 1996 the land described in the schedule hereto is incorporated into the aforesaid lease with no alterations to the rental value or stock limitation.

Lease conditions

Schedule

Section 2, Block XVI, Longslip Survey District. Containing by admeasurement 4047m² more or less.

As witness my hand, this *15th* day of *November* 19*96*

[Signature]
for Commissioner of Crown Lands.

Compensation Certificate No:

.....
.....
.....

Particulars entered in the Register Book,

Vol. folio

the day of 19
at o'clock.

.....
District Land Registrar

Registrar-General of Land for the District of:

OTAGO

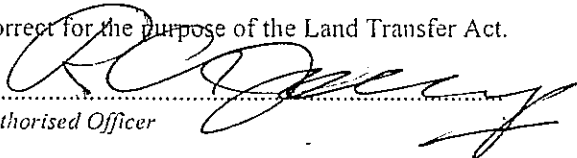
**Compensation Certificate
Pursuant to Section 19 Public
Works Act 1981.**

Land Inform

P O BOX 5014
WELLINGTON

Correct for the purpose of the Land Transfer Act.

.....
Authorised Officer



9.50 16.DEC99 980214./
PARTICULARS ENTERED IN REGISTER
LAND REGISTRY OTAGO
FOR REGISTRAR - GENERAL OF LAND



Compensation Certificate Pursuant to Section 19 Public Works Act 1981.

File Reference: CPC/1999/3555/A

To the Registrar General of Land
for the Land Registration District of
OTAGO

This Compensation Certificate is forwarded to you, pursuant to Section 19 of the Public Works Act 1981. Please deposit it in your Registry and arrange a memorial of it to be registered against the title to all land affected by it.

(a) Description of the land affected by the Certificate:

Part Run 201A Longslip, Ahuriri, Hawkdun, St Bathans and Lindis Survey Districts contained in register book 338/47.

(b) Brief particulars of the Agreement:

Date: 4/11/99

1. Agreement provides for acquisition by the Crown of part of the above leasehold interest being 1.6895 hectares for road (state highway 8) and for vesting of land in exchange - 1.7429 hectares.
2. The Crown to undertake temporary fencing, to reconstruct existing access ways and to remove old road pavement and to sow in place of pavement new pasture of similar species to that on the claimant's property.
3. Settlement to be effected within one month of acceptance of offer.
4. Vendor to adduce good title and vacant possession.
5. Consideration: \$1,625 plus GST, if any, by way of net exchange.

(c) Names and addresses of parties to the Agreement (other than Minister of Lands)

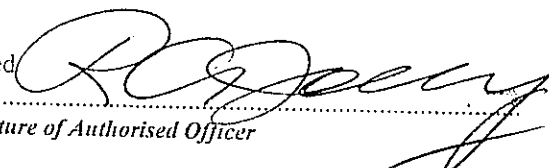
Timothy Harold Innes, Dunstan Downs, Omarama.

(d) (i) Place where Copy of Agreement may be inspected: Land Information New Zealand, Mayfair House, 44-52 The Terrace, Wellington.

(ii) Hours during which a copy of the Agreement may be inspected: 9 a.m. to 4 p.m. on any day when Government Offices are open to the public.

(iii) Reference by which Agreement may be identified: CPC/1999/3555/A

Dated at WELLINGTON this 4TH day of NOVEMBER 19 99

Signed by: 
Signature of Authorised Officer

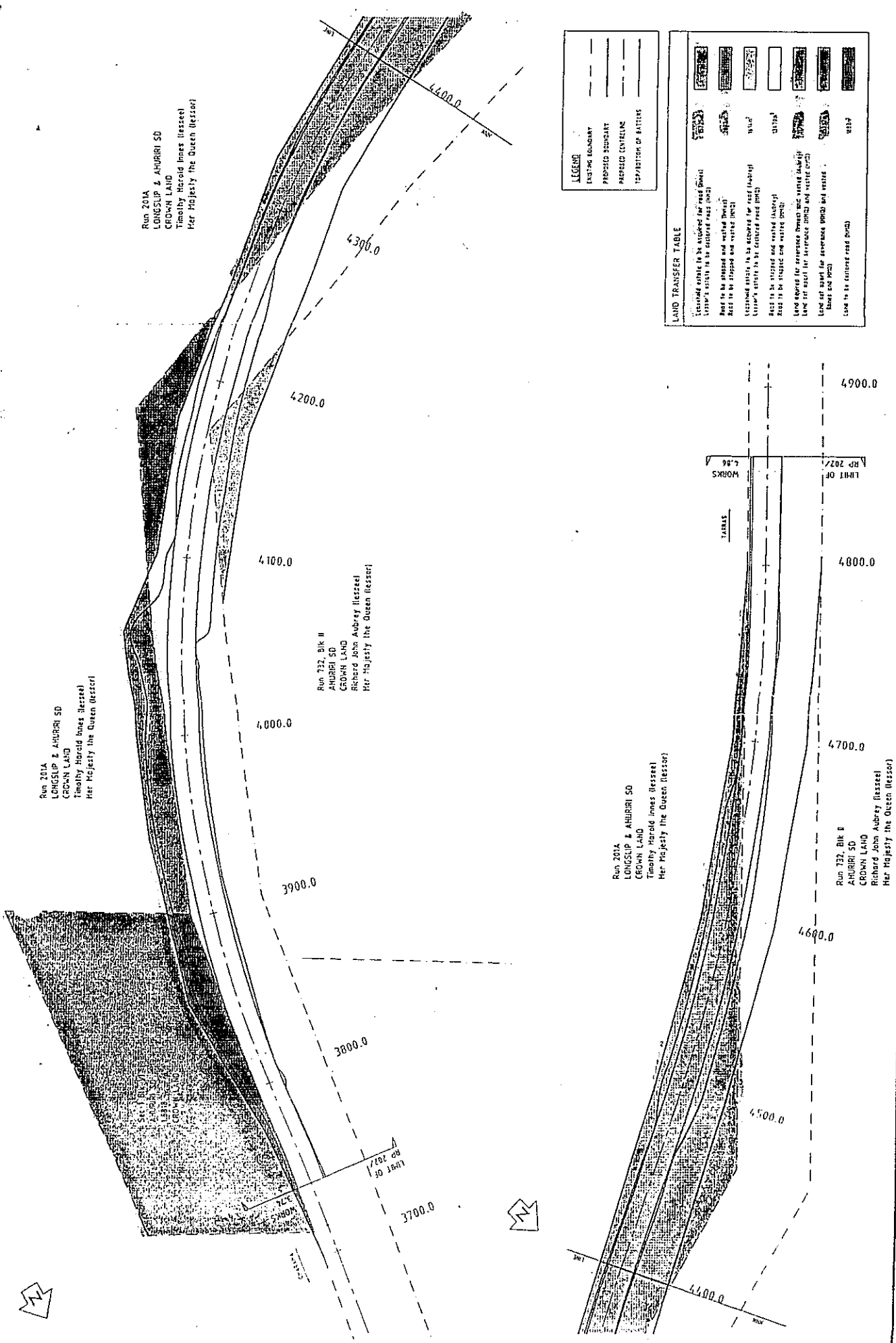
in the presence of: 
Signature of Witness

RONALD ALISTAIR JOLLY
Name and Designation of Authorised Officer (print)

Deborah Flood
Name of witness (print)
Crown Property Clearances
Land Information New Zealand
44 to 52 The Terrace
Wellington
Occupation of Witness (print)

For and on behalf of Her Majesty the Queen and acting pursuant to delegated authority.

Address of Witness (print)



LEGEND

[Symbol]	EXISTING BOUNDARY
[Symbol]	PROPOSED BOUNDARY
[Symbol]	PROPOSED LEVELING
[Symbol]	SEPARATION OF BATTERS

LAND TRANSFER TABLE

DESCRIPTION	TYPE	AREA	REMARKS
Transfer of land to be acquired for road (M2)	M2	1.00	Lessor's share in the acquired road (M2)
Road to be stopped and vested (M2)	M2	1.00	Road to be stopped and vested (M2)
Transfer of land to be acquired for road (M2)	M2	1.00	Lessor's share in the acquired road (M2)
Road to be stopped and vested (M2)	M2	1.00	Road to be stopped and vested (M2)
Transfer of land to be acquired for road (M2)	M2	1.00	Lessor's share in the acquired road (M2)
Road to be stopped and vested (M2)	M2	1.00	Road to be stopped and vested (M2)
Transfer of land to be acquired for road (M2)	M2	1.00	Lessor's share in the acquired road (M2)
Road to be stopped and vested (M2)	M2	1.00	Road to be stopped and vested (M2)
Transfer of land to be acquired for road (M2)	M2	1.00	Lessor's share in the acquired road (M2)
Road to be stopped and vested (M2)	M2	1.00	Road to be stopped and vested (M2)

CAD REF: PA1301V301P301CAD01SHR121		FIELDBOOK	
NO	DATE	NO	DATE
		SURVEYED	9/7/11
		DESIGNED	9/7/11
		CHECKED	9/7/11
		APPROVED	

DISCLAIMER	DATE
No liability is accepted by the Engineer for any errors or omissions in this plan and drawings, and no part of this document shall be construed as a contract unless it is specifically stated as such in writing.	2011/09/07

MONTEGOMERY WATSON	SH 8 RS 202 REGION 13 DALRACHNEY REALIGNMENT LAND PLAN
TRUSTEES	DATE: 2011/09/07
	ISSUES: 1/000
	47516.07
	D01
	C