

Crown Pastoral Land Tenure Review

Lease name : Glenlapa Station

Lease number : PS 020

Due diligence report (including status report)

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.

Copied October 2002

Our Ref: Ps020/1

Knight Frank



19 October 1999

LAND RESOURCES DIVISION

Land Information New Zealand
Private Box 5501
WELLINGTON

Knight Frank House
41 - 43 Tarbert Street, Alexandra
Telephone: (03) 448 6933
Facsimile: (03) 448 9099

ATTENTION: DAVID GULLEN

Dear Sir

RE: TENURE REVIEW DUE DILIGENCE REPORT - GLENLAPA

On 21 June 1999 you approved the *Pre-Tenure Review Project Plan* for the Mount Burke tenure review.

We have previously forwarded to you a summary report (*in lieu of a scoping report*) accompanied by the pre-tenure review financial report.

We now enclose the due diligence report for this review accompanied by the status check completed by Opus International Consultants.

This would appear to complete the actions required by the agent for Project Plan 1. We draw your attention to the section of the due diligence report entitled "*Uncompleted Actions and Potential Liabilities to the Commissioner*" and the decisions required under Phase 5 of the *Pre-Tenure Review Project Plan*.

Please find attached the Pre-Tenure Review Project Plan to sign off.

As this review is No 13 in the schedule of reviews we have proceeded with the actions required under Project Plans 2 and 3 in accordance with the Commissioner of Crown Land's instructions of 8 April 1999.

Yours faithfully

K R Taylor
Manager, Alexandra
KNIGHT FRANK (NZ) LIMITED

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Postal Address:

P O Box 27, Alexandra

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

INTERNATIONAL PROPERTY CONSULTANTS

cc Bob Lysaght
Crown Property Contracts
Land Information New Zealand
Private Bag 4721
CHRISTCHURCH

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

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**DUE DILIGENCE REPORT
TO THE
COMMISSIONER OF CROWN LANDS**

KF REF: Ps020/1 **LINZ REF:** **CASE NO:**
LEASE NAME: Glenlapa **LESSEE:** Glenlapa Station Limited

LOCATION:

The property is situated 25 km north of Balfour in northern Southland and is accessed by Glenlapa Road. It covers the headwaters of the Garvie Burn, part of the catchment of the Dome Burn and westerly faces of the lease overlook, and run down to, the upper Mataura River. The lease is run in conjunction with 960 ha of adjacent freehold hill country and a small area of flats along the Mataura River.

DATE OF THIS REPORT:

31 August 1999

LEASE DETAIL:

Land Tenure: Endowment for primary education vested in the Minister of Education and administered as pastoral lease under Section 66 of the Land Act 1948 subject to Pastoral Lease No P20.

Legal Description: Part Lot 1 Deposited Plan 2260 being part Run 326 and 326A Blocks II, III, IV, V, VI and VII Garvie Survey District and part Run 398 Block V Nokomai Survey District All the land contained in Instrument of title CL 193/206 (Otago Registry).

Area: 4471.7458 hectares

Term: 33 years from 1 July 1990 to 30 June 2023

Rental Value: \$267,000.00

Annual Rent: \$4,005.00 plus GST

Date of Next Review: 1 July 2001

Lease Stock Limit: 5500 sheep and 110 cattle.

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Personal Stock Limit: 17,500 sheep (including not more than 12,000 breeding ewes) plus 1500 cattle (including not more than 850 breeding cows)

Block Limitations: None imposed.

LAND STATUS REPORT SUMMARY:

Land Status Report prepared by approved person attached.

SUMMARY OF FEATURES FROM TOPOGRAPHICAL AND CADASTRAL DATA:

No communication sites are marked on the above maps.

No major National Grid power transmission lines or local supply lines are shown to cross the property

The Cadastral map shows that the river boundary of the Mataura River has a marginal strip along the full length of its the lease. The marginal strip appears to vary from the actual river channel currently shown on the topographical map.

The Dome Burn has no marginal strip shown on the Cadastral map even though the adjoining property of "Glenaray" has one on its side and a full double one exists on the river both above and below the Glenlapa section.

The only other watercourse of significance, being the Garvie Burn, has no marginal strip shown.

A surveyed water race is shown on the Cadastral map within the property boundary alongside the Dome Burn (*from files this is known to be a Crown water race held by LINZ*).

All fenced boundaries (*with the exception of along the Mataura River*) are on their legal line as far as can be determined without a full survey. The Mataura River channel has altered greatly over time and it is highly likely that the fenced boundary along its length will not be on its correct line in many places.

The lease has only one legal road giving access to it being Glenlapa Road that ends at the lease boundary in the southern corner by the Mataura River.

No paper roads are in existence within the lease.

The topographical map shows a formed road travelling for a distance of 5km up the Mataura Flats which is not a legal road.

A small hut is shown on the topographical map on the flats alongside the Dome Burn. Its function and ownership is unknown (*from files it is referred to as a Glenlapa mustering hut*).

SUMMARY OF LEASE DOCUMENT (*Instrument of Title CL 193/206*):

The area, and commencement date of the Pastoral Lease on Crown Files are in agreement with the Instrument of Title (*CL 193/206 Otago Registry*). Minor rounding off differences in metric conversions to the fourth decimal point appear to exist on Crown files but are not considered significant.

The Survey District Block numbering on some Crown files have been found to be at variance with the actual numbers shown on the instrument of title (*namely in substituting Blocks I & VIII for the correct II and VII Garvie Survey District*).

The lease stock limitation does not refer to any breeding stock restrictions but numbers are stated on Crown files (*3520 breeding ewes*).

No non standard covenants exist on the lease.

Apart from mortgage registrations, variations, expired mining licences, and routine transfers, the only significant entries are:

003757.1 Agreement pursuant to the Soil Conservation and Rivers Control Amendment Act 1959 - 22 February 1974 (*undischarged*).

063817.1 Land Improvement Agreement under the Soil Conservation and Rivers Control Amendment Act 1959 - 12 November 1980 (*undischarged*).

Parts of the within land are now known as Section 2 (22.92 ha), Section 3 (897.94 ha), and Section 4 (37.16 ha) Block VI Garvie District - 5 October 1979. (*See new appellation 051279.1*).

066070.1 Gazette Notice proclaiming parts herein (2.4651 ha) (6718 m sq.) to be taken for road - 4 February 1981 (*short section of road taken over Renewable Lease area to maintain legal access to balance of lease*).

066557.1 Surrender of the within lease as to Sections 2, 3, and 4 Block IV Garvie District (958.02 ha) - 19 February 1981 (*see diagram 2 attached to the instrument of title. Reclassified to Renewable Lease then freeholded*).

Part of within land is now known as Section 1 SO Plan 11597 - See NA 178480.1

183958.1 Memorandum renewing the term of the within lease for a further period of 33 years commencing on 1 July 1990 and increasing the annual rent to \$4,005 and the rental value to \$267,000 - 15 February 1991.

184324.2 Conservation Covenant pursuant to section 77 of the Reserves Act 1977 - 27 February 1991 (*covers 172 ha of bush clad catchment overlooking the Mataura River known as Glenlapa Conservation Reserve*).

193147.2 Surrender as to Section 1 SO Plan 11597 (768.50 ha) under Section 145 of the Land Act 1948 as to the within land - 6 December 1991 (*East Dome Scenic Reserve*).

202585.1 Gazette Notice setting apart Section 1 SO Plan 11597 as a scenic reserve subject to Section 19 (1) (a) Reserves Act 1977 - 9 October 1992. (*East Dome Scenic Reserve*).

No right of ways are registered or un-discharged Compensation Certificates present.

DETAILS OF ANY NEIGHBOURING CROWN OR CONSERVATION LAND:

A significant area (768.5 ha) was withdrawn from the property covering most of the upper mountain lands in 1991 and gazetted as the "East Dome Scenic Reserve" in 1992. This is administered by the Department of Conservation and forms the northern boundary.

The Crown Water Race on the Muddy Creek Terrace is shown on the Cadastral map but not identified on the Instrument of Title map. However the total lease area is stated to contain Water Race Reserves so it is assumed that it is legal and is administered by LINZ.

The marginal strip along the Mataura River was reserved under Section 58 of the Land Act 1948. The OPUS Land Status Check states that a marginal strip was created under Section 24 (9) on the Dome Burn at lease renewal on 1 July 1990. This is not shown on Cadastral maps but is shown on Survey Office Plan 11911 as taken. See attachment for this SO.

No other Crown land has been identified.

FILE SEARCH:

The records have been searched for the property (*Crown files held by Knight Frank 1933 - 1999 - 7 volumes and files held by LINZ Dunedin and Christchurch - see Attachment 2 for details*). The pre-1935 file held on PRL 484 contains the first 123 folios and was not available for search and it is assumed to be archived.

With the exception of some incorrectly numbered folios and a very few missing folios the records are complete. Confidence is held that all important data has been searched.

The property has a very full history involving:

- (1) A major development programme under a Marginal Lands Loan
- (2) Two Catchment Board Run Plans and River Control Works.
- (3) Withdrawal of a retired area (768.5 ha) from lease to Scenic Reserve.
- (4) Reclassification 958 ha of the lower portion of the lease to Renewable Farms Lease.
- (5) Establishment of legal access to the revised pastoral lease area.
- (6) High interest in nature/historical conservation and recreational values.

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The highly co-operative nature of the lessee is apparent in the lack of dispute or acrimony contained in the files.

Early Cadastral maps showed the presence of what was thought to be legal roads traversing the main ridges on Glenlapa. Investigations into freeholding options and legal access in 1978 determined that these were not legal roads as they had been amalgamated into earlier Instruments of Title (*Volume 4 folio 704 and Volume 5 folio 763.3 - Crown files held in Alexandra*).

A great deal of correspondence re providing legal access to county standard to the pastoral lease area was undertaken. This appears to have been satisfactorily resolved with the establishment of a legal road up the Mataura River Flats

A Land Settlement Board condition of approval for reclassification was that an access easement to the two main hill tracks across the reclassified land be established in favour of the pastoral lease (*Volume 5 folio 763.1 Crown files held by Knight Frank Alexandra - copy attached*). No rescinding of this condition was found on any files searched. Neither the Instrument of Title for the pastoral lease (CL 193/206) nor the Certificate of Title for the reclassified land (CT 9D/748) contain such an easement. This is judged to be an uncompleted action.

The processing of the marginal strip for the Dome Burn at lease renewal in 1990 is not contained on any files found. The Status Check from OPUS indicates that it was established at lease renewal. A copy of the Survey Office Plan 11911 (*attached*) shows it as taken. _

The marginal strip on the Mataura River (*under Section 58 of the Land Act 1948*) not moving with the river has resulted in many requests for it to be converted to a strip that moves with the river (*under Section 24 (9) Conservation Act 1987*).

All relevant file references re the status of the land as Primary Education Endowment has been attached to this report.

One uncompleted action, being the establishment of a right of way across the reclassified land, was identified from the file search.

GOVERNMENT APPROVED PROGRAMMES APPROVED FOR LEASE:

Two Catchment Board Run Plans have been carried out on the lease.

These involved retirement fencing and off-site grazing provision, erosion control fencing, access tracking, and tree planting. Except for no grazing of the retired area no other grazing conditions are imposed. All works have been completed satisfactorily.

The retired area of 968.5 ha was withdrawn from the lease and Gazetted as Scenic Reserve in 1992.

Both agreements are still registered on the title. The first Land Improvement Agreement registered in 1974 (*copy attached*) contains a condition that if the land is freeholded a 30 year maintenance clause on fencing be established from that date. A file letter from the Southland Catchment Board (*folio -784 attached*) also restates this requirement. While this is judged to be a Catchment Board matter for action it could cause delays in any title creation.

The only condition on the second Land Improvement Agreement that relates to the pastoral lease is to the maintain the subsidised fences for a period of 30 years from 1980

The property was not involved in the Rabbit and Land Management Programme.

The Catchment Board Run Plan legal agreements contain no major impediments for the tenure review process but could cause some delays in title creation.

UNCOMPLETED ACTIONS AND POTENTIAL LIABILITIES TO THE COMMISSIONER:

The following have been identified:

- (1) The status of the land is Endowment for primary education vested in the Minister of Education and administered as a pastoral lease under the Land Act 1948 subject to Pastoral Lease Po020.
- (2) The Pastoral Lease Po020 replaced Licence to Occupy Education Endowment Lands for pastoral purposes - 167/83. All relevant file data found is attached to this report. Refer also to the Status Check by OPUS. A search of the pre-1935 archive file PRL 484 was not undertaken as the file has been archived.
- (3) An uncompleted action of establishment of rights of way across the reclassified lower land in favour of the Pastoral Lease (*as per Land Settlement Board approval condition*) exists. While not clear in the Land Settlement Block approval, the letter of approval to the lessee states that it is his responsibility to arrange and pay for the survey (*see Attachment 5*). The CCL may wish to direct the lessee to complete this action.
- (4) The first Catchment Board Legal Agreement (*undischarged on the Instrument of Title*) has a requirement to extend the maintenance clause on fencing for an additional 30 years upon freeholding.

We are satisfied that we have fulfilled our duty of reasonable care, using the information we have available, to inform the Commissioner of all incomplete action and potential liabilities concerning the above named lease. No inspection of the lease has been undertaken.

We have relied on Land Status Check and survey information provided to us by qualified persons as being true and correct.

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Signed for Knight Frank (NZ) Limited

P. R. Davis
Consultant 20 / 10 / 89

Gerard R. Taylor
Manager 20 / 10 / 89

Approved/Declined

Commissioner of Crown Lands / /

ATTACHMENTS:

- (1) Recent title search for each tile considered
- (2) Full list of information sources considered.
- (3) Land Status Check report from qualified person.
- (4) Early history of granting of lease on Education Land (folios 249, 175, 282, 180, 138).
- (5) Land Settlement Board reclassification conditions and letter to lessee (folios 763.1, 766).
- (6) Legal Agreement Southland Catchment Board plus correspondence (folio 784).
- (7) Survey Office Plan 11911 showing marginal strip Dome Burn.

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Not registered under the Land

Registered under Section 83

COPY 48

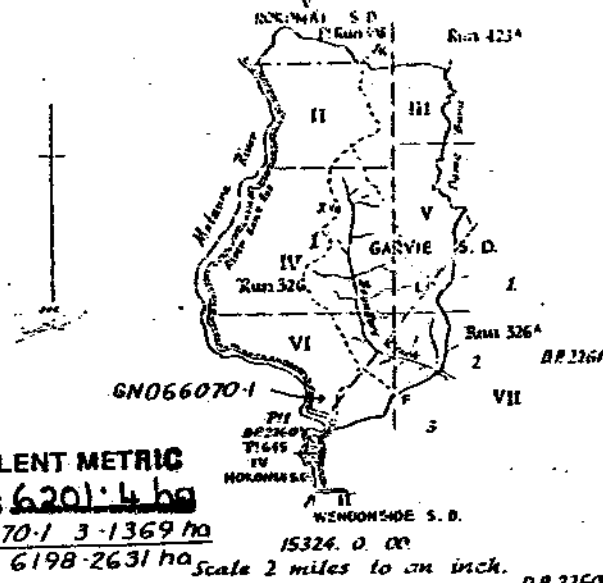
Registered in Vol. 167, pp. 85

LAND DISTRICT

Pastoral Lease of Pastoral Land under the Land Act, 1948

No. P.20

This Deed, made the first day of March 1951, between His Majesty The King, with his heirs and assigns, in consideration of the sum of one thousand five hundred and fifty pounds...



EQUIVALENT METRIC AREA IS 6201.4 ha

GN066070-1 3-1369 ha

GN066070-1 3-1369 ha

Scale 2 miles to an inch

21. The Lessee shall be bound to observe and perform the covenants and agreements herein contained or implied and on the part of the Lessee to be paid, observed, and performed, the Lessee shall be bound to observe and perform the covenants and agreements herein contained or implied...

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

- 1. THAT the Lessee will fully and punctually pay the rent hereinafter reserved...
2. THAT the Lessee will within one year after the date of this lease take up his residence on the said land...
3. THAT the Lessee will hold and use the said land as a site for his own use and benefit...
4. THAT the Lessee will at all times fence the said land diligently and in a husbandlike manner...
5. THAT the Lessee will throughout the term of his lease to the satisfaction of the Commissioner of Crown Lands...
6. THAT the Lessee will keep the said land free from wild animals, rabbits, and other vermin...
7. THAT the Lessee will clear and care for weeds and keep open all drains, ditches, and watercourses...
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...
9. THAT the Lessee will insure all buildings belonging to the Crown...
10. THAT the Lessee will throughout the term of his lease without the prior consent of the Commissioner...
11. THAT the Lessee shall not, except for the purpose of complying with any of the provisions of the Native Land Act, 1948...
12. THAT officers and employees of the Department of Internal Affairs shall at all times have a right of access...
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 Lessee and the Lessee:-
(a) THAT the Lessee shall have the exclusive right of pasturage over the said land...
(b) THAT the Lessee shall have no right, title, or estate whatsoever in any minerals...
(c) THAT upon the expiration of the term of this lease...
14. THAT upon the expiration of the term of this lease...

193/206 (2)

- (a) THAT the Lessee shall, with the prior consent in writing of the Commissioner of Crown Lands, in a lease from the time of the registration of this lease, -
 - (i) Calculate any portion of the said land for the purpose of growing, sowing, and for the stock depasture 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 each year any portion of the said land;
 - (iv) Fence any portion of the said land for filling and fencing roads or tracks and for the land to be sown in 1955;
 - (v) Fertilize 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 clover and grass to the satisfaction of the Commissioner.
- (b) 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 the carrying capacity of the said land as determined by the Commissioner, or such other authority as may be appointed by the Commissioner, to be a sheep and a half for each acre.
- (c) 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 to comply with the covenants and conditions herein expressed or implied in the satisfaction of the Land Settlement Board or the Commissioner, as the case may be, or make default for more than two months in the payment of rent, water levy, or other payments due to the Lessee, then the Land Settlement Board may, subject to the provisions of section 146 of the Land Act, 1948, declare the lease to be forfeit, and that without prejudicing or affecting the Lessee from the day of the forfeiture or the date of any payment or other default of the Lessee.
- (d) THAT these provisions are intended to take effect as if they were made under the Land Act, 1948, and the provisions of the said Act and of the regulations made thereunder applicable to such lease shall be binding in all respects upon the parties hereto in the same manner as if such provisions had been fully set out herein.

IMPROVEMENTS BELONGING TO THE CROWN AND HEREIN PURCHASED BY THE LESSEE

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

Signed by the said Commissioner, on behalf of the Lessee, in the presence of -

Witness: W. J. Tennant
 Occupation: Clerk
 Address: 1000 - 1001 - 1002 - 1003 - 1004 - 1005 - 1006 - 1007 - 1008 - 1009 - 1010 - 1011 - 1012 - 1013 - 1014 - 1015 - 1016 - 1017 - 1018 - 1019 - 1020 - 1021 - 1022 - 1023 - 1024 - 1025 - 1026 - 1027 - 1028 - 1029 - 1030 - 1031 - 1032 - 1033 - 1034 - 1035 - 1036 - 1037 - 1038 - 1039 - 1040 - 1041 - 1042 - 1043 - 1044 - 1045 - 1046 - 1047 - 1048 - 1049 - 1050 - 1051 - 1052 - 1053 - 1054 - 1055 - 1056 - 1057 - 1058 - 1059 - 1060 - 1061 - 1062 - 1063 - 1064 - 1065 - 1066 - 1067 - 1068 - 1069 - 1070 - 1071 - 1072 - 1073 - 1074 - 1075 - 1076 - 1077 - 1078 - 1079 - 1080 - 1081 - 1082 - 1083 - 1084 - 1085 - 1086 - 1087 - 1088 - 1089 - 1090 - 1091 - 1092 - 1093 - 1094 - 1095 - 1096 - 1097 - 1098 - 1099 - 1100 - 1101 - 1102 - 1103 - 1104 - 1105 - 1106 - 1107 - 1108 - 1109 - 1110 - 1111 - 1112 - 1113 - 1114 - 1115 - 1116 - 1117 - 1118 - 1119 - 1120 - 1121 - 1122 - 1123 - 1124 - 1125 - 1126 - 1127 - 1128 - 1129 - 1130 - 1131 - 1132 - 1133 - 1134 - 1135 - 1136 - 1137 - 1138 - 1139 - 1140 - 1141 - 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DISCHARGED

DISCHARGED

15308 4 (3)
046883.1 Mortgage to Rural Banking and Finance Corporation of New Zealand 1979 at 2.21 p.m. A.L.R.

165308-2
046883.2 Mortgage to Rural Banking and Finance Corporation of New Zealand 1979 at 2.21 p.m. A.L.R.

049480.1 Variation of Mortgage 028209.1 13.8.1979 at 11.31 a.m. A.L.R.

Parts of the within land are now known as Sections 2 (22.92ha), 3 (897.94ha), and 4 (37.16ha) Block IV Garvie District 5.10.1979 at 2.19 p.m. See New Appellation 051279.1 A.L.R.

063817.1 Land Improvement Agreement under The Soil Conservation and River Control Amendment Act 1959 12.11.1980 at 10.34 a.m. A.L.R.

066070.1 Gazette Notice proclaiming parts herein (2.4651 ha) (6718 m²) to be taken for road 4.2.1981 at 9.54 A.L.R.

066557.1 Surrender of the within lease as to Sections 2, 3 and 4 Block IV Garvie District (958.02 ha) 19.2.1981 at 9.45 a.m. (with consent of mortgagees under mortgage no.s 022807.4, 022807.6, 028209.1, 046883.1 & 046883.2) (See Diagram 1 hereon) A.L.R.

15409 2
087166.1 Mortgage to Rural Banking and Finance Corporation of New Zealand 16.9.1982 at 1.37 p.m. A.L.R.

022807.1 Agreement pursuant to River Control Amendment Act 1959 11.8.1979 at 11.31 a.m. A.L.R.

022807.2 Transfer to Glendale Station Limited at Dunedin 5.4.1977 at 10.24 a.m. A.L.R.

022807.4 Mortgage to Charles Hamilton Smith 5.4.1977 at 10.24 a.m. A.L.R.

022807.6 Mortgage to the Queen under the Mortgage Lending Act 1970 5.4.1977 at 10.24 a.m. A.L.R.

022807.7 Mortgage to Land River Loans 5.4.1977 at 10.24 a.m. A.L.R.

022807.8 Alteration of priority making mortgages 022807.4, 022807.6, 022807.7, first and second mortgages respectively 5.4.1977 at 10.24 a.m. A.L.R.

022807.9 Variation of the within lease 5.4.1977 at 10.24 a.m. A.L.R.

024679.1 Expired lease relating to the within land 1.4.1977 at 10.24 a.m. A.L.R.

02809.1 Mortgage to Rural Banking and Finance Corporation of New Zealand 16.9.1982 at 1.37 p.m. A.L.R.

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 224A LAND TRANSFER ACT 1952. D.L.R.

087166.2 Variation of Mortgage 046883.2
16.9.1982 at 1.33 p.m.

H.King
A.L.R.

135945.1 Variation of Mortgage 089328.2
- 1.12.1986 at 2.15 p.m.

A.L.R.

087166.3 Variation of Mortgage 046883.1
16.9.1982 at 1.34 p.m.

H.King
A.L.R.

135945.2 Transfer of Mortgage 089318.2 to
Agnes Patricia Smaill - 1.12.1986 at 2.15
p.m.

NS824-1
DISCHARGED
H.King

089328.2 Mortgage to Arthur David
Smaill 18.11.1982 at 11.56 a.m.

A.L.R.

165308.3
DISCHARGED
H.King

A.L.R.

145884.2 Mortgage to ~~Agnes Patricia Smaill~~ Rural Banking and Finance
Corporation of New Zealand - 29.10.1987 at
9.11 a.m.

H.King
A.L.R.

089328.3 Memorandum of Priority making
mortgages 089328.2, 028209.1, 046883.1,
046883.2 and 087166.1 first, second,
third, fourth and fifth mortgages
respectively 18.11.1982 at 11.56 a.m.

wahrod

A.L.R.

089328.4 Variation of Mortgage 028209.1
18.11.1982 at 11.56 a.m.

wahrod

A.L.R.

089328.6 Variation of Mortgage 046883.1
18.11.1982 at 11.56 a.m.

wahrod

A.L.R.

089328.7 Variation of Mortgage 046883.2
18.11.1982 at 11.56 a.m.

wahrod

A.L.R.

089329.1 Mortgage to ~~Arthur David Smaill~~
18.11.1982 at 11.56 a.m.

165308.5
DISCHARGED
H.King

A.L.R.

100335.1 Variation of Mortgage 046883.1
- 27.10.1983 at 11.41 a.m.

H.King
A.L.R.

106881.1 Variation of mortgage 046883.1
- 1.6.1984 at 1.39 p.m.

H.King
A.L.R.

116681.1 Variation of Mortgage 046883.1
- 20.3.1985 at 2.24 p.m.

H.King
A.L.R.

124211.1 Variation of mortgage 046883.1
30.10.1985 at 11.55 a.m.

wahrod
A.L.R.

169413.1 Caveat by Her Majesty the
Queen - 4.12.1989 at 10.00 p.m.
against ~~Arthur David Smaill~~

H.King
A.L.R.

176017.1 Caveat ~~part~~ (200ha) by the
Minister of Conservation - 21.6.1990 at
9.51 a.m.

H.King
A.L.R.

part of
The within land is now known as Section
1 SO Plan 11597
See NA 178480.1

John Rolfe
D.L.R.

183958.1 Variation of the within lease
renewing the term for a further 33 years
commencing on 1.7.1990 and increasing
the annual rental to \$4,005.00 and the
rental value to \$267,000.00 - 15.2.1991
at 9.52 a.m.

H.King
A.L.R.

183958.3 Variation of mortgage 165308.1
- 15.2.1991 at 9.52 a.m.


With the consent of the Curators in Caveats 169413/1 and 176017
H.King
A.L.R.

RELEASED UNDER THE
OFFICIAL INFORMATION ACT

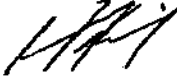
OVER

(5) 193/206

184324.2 Conservation Covenant pursuant
to Section 77 of the Reserves Act 1977 -
27.2.1991 at 9.40 a.m.
(affects part)


A.L.R.

182820.1 Change of Name of the
mortgagee in mortgage 165308.11 to The
Rural Bank Limited - 21.12.1990 at
11.29 a.m.


A.L.R.

185804.5 Variation of mortgage
165308.11 - 19.4.1991 at 11.51 a.m.


A.L.R.


193147.2 Surrender as to Section 1 SO
Plan 11597 (768.50ha) under Section 145
of the Land Act 1948 as to the within
land - 6.12.1991 at 11.55 a.m.


A.L.R.

194633.3 Mortgage to Primary Industry
Bank of Australia Limited - 31.1.1992 at
10.34 a.m.


A.L.R.

202585.1 Gazette Notice setting apart
Section 1 SO Plan 11597 as a scenic
reserve subject to Section 19(1)(a)
Reserves Act 1977 - 9.10.1992 at 9.15
a.m.

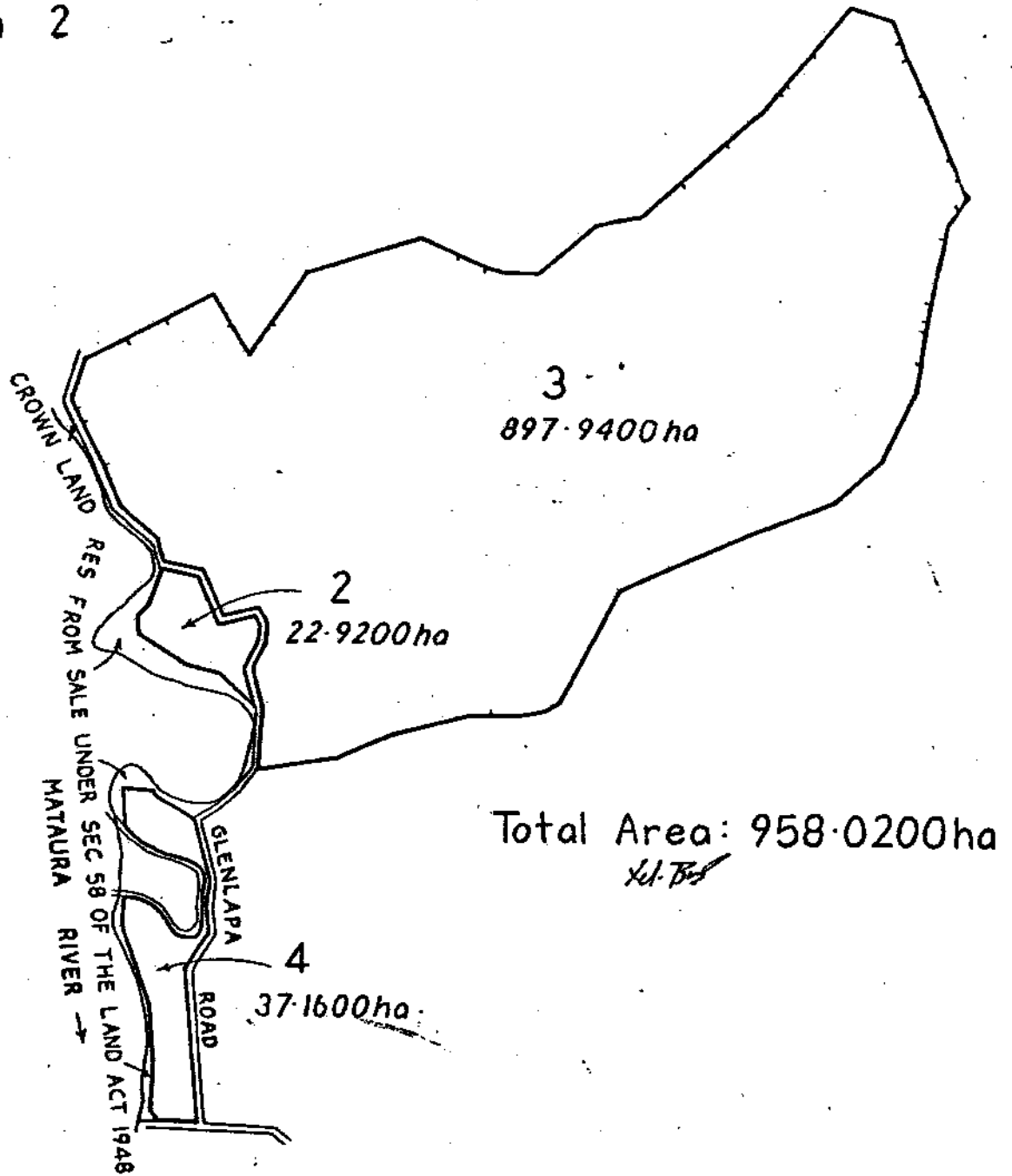

A.L.R.

242538.1 Variation of Mortgage
194633.3 - 5.7.1996 at 1.35 p.m.


A.L.R.

RELEASED UNDER THE
OFFICIAL INFORMATION ACT

Diagram 2



SEARCH

- 2 SEP 1999

COPY

Land and Deeds 69

REGISTER

References

Prior C/T 6B/639

Transfer No. 185804.2

No. Order No.

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 19th day of April one thousand nine hundred and ninety-one under the seal of the District Land Registrar of the Land Registration District of SOUTHLAND

WITNESSETH that GLENLAPA STATION LIMITED a duly incorporated company having its registered office at Dunedin

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 957.2516 hectares more or less being Sections 2 and 4 and part Section 3 Block IV GARVIE SURVEY DISTRICT

HT

Interests as at Date of Issue:

Subject to:

Section 3 Petroleum Act 1937
Section 8 Atomic Energy Act 1945
Section 3 Geothermal Energy Act 1953
Sections 6 and 8 Mining Act 1971
Sections 5 and 261 Coal Mines Act 1979

Subject to Part IVA Conservation Act 1987

003757.1 Land Improvement Agreement under the Soil Conservation and River Control Amendment Act 1959 - 11.8.1975 at 2.42 p.m.

063817.1 Land Improvement Agreement under the Soil Conservation and Rivers Control Amendment Act 1959 - 12.11.1980 at 10.34 a.m.

194633.1 DISCHARGED
165308.11 Mortgage to Rural Banking and Finance Corporation of New Zealand - 14.8.1980 at 10.40 a.m.

183958.3 Variation of mortgage 165308.11 - 15.2.1991 at 9.52 a.m.



ASSISTANT LAND REGISTRAR

182820.1 Change of Name of the mortgagee in mortgage 165803.11 to The Rural Bank Limited - 21.12.1990 at 11.29 a.m.

[Signature]
A.L.R.

185804.5 Variation of mortgage 165803.11 - 19.4.1991 at 11.51 a.m.

[Signature]
A.L.R.

194633.3 Mortgage to Primary Industry Bank of Australia Limited - 31.1.1992 at 10.34 a.m.

[Signature]
A.L.R.

242538.1 Variation of Mortgage 194633.3 - 5.7.1996 at 1.35 p.m.

[Signature]
A.L.R.

[Signature]
A.L.R.

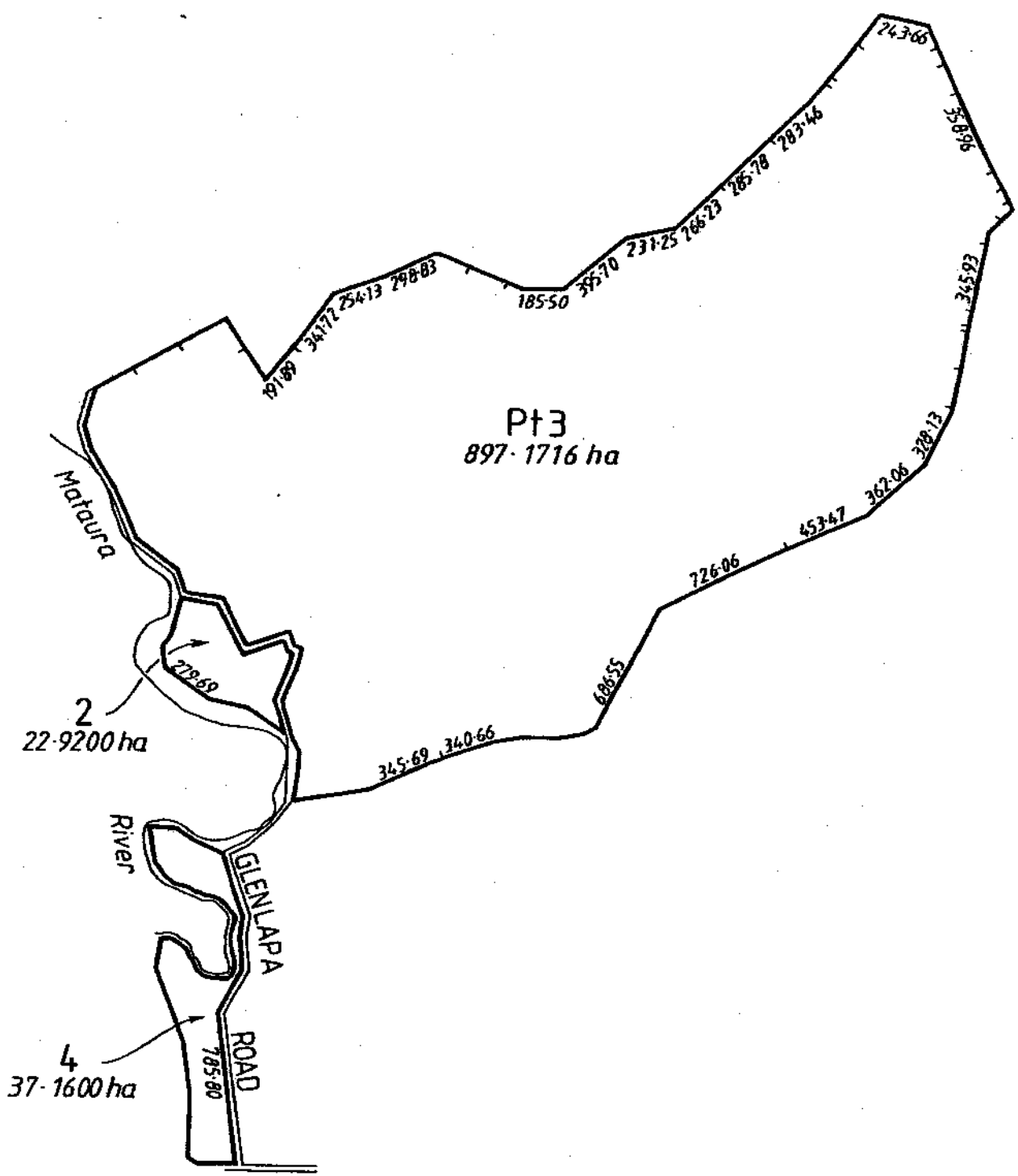
For diagram see over.

Measurements are Metric

RELEASED UNDER THE OFFICIAL INFORMATION ACT

90/748

No.



Pt 3
897.1716 ha

2
22.9200 ha

4
37.1600 ha

Total Area = 957.2516 ha

Y/dre

BASED UNDER THE
INFORMATION ACT

S09708

21 FEBRUARY 1973
0000V

NEW ZEALAND.

(Form B.)

Vol. 67 Fol. 115.
Vol. 64 Folio. 150 & 151.

Transfer No.
Application No.



Register-book,
Vol. 119 folio 131.

Order for N.C. No. 740.
New Zealand Gazette 1916 Page 30.

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

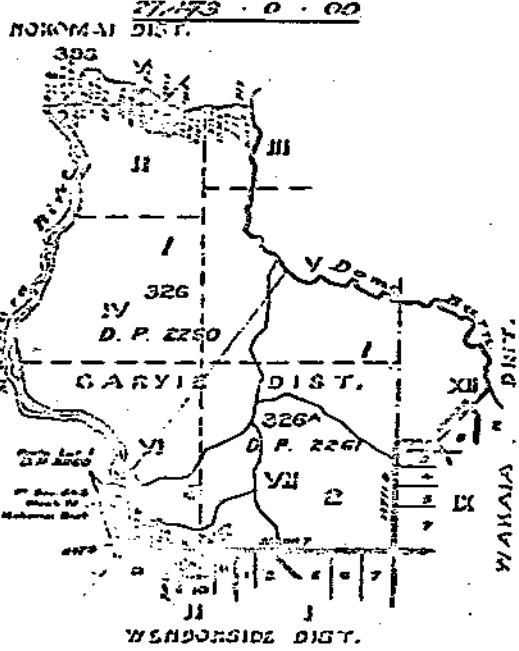
Subject to "The Education Reserve Act 1945" and its amendments including "The Education Reserve Amendment Act, 1910"

This Certificate, dated the second day of May one thousand nine hundred and twentieth years, under the hand and seal of the District Land Registrar of the Land Registration District of Southland Edith that HIS MAJESTY THE KING

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan across bordered red by the several admeasurements a little more or less, that is to say: All that parcel of land containing together twenty-seven thousand four hundred and seventy-three acres (27,473 0/100) more or less being Lot One (1) on Plan deposited in the Land Registry Office at Invercargill on No. 2260 and Lots One (1) Two (2) Three (3) and Four (4) on Plan deposited in the said Office on No. 2261 and being also part of original Run No. 326 now known as Runs 326 and 326^A Blocks II, III, IV, V, VI and VII Gariole District and Block XII Wakaiia District and part Run 328 Block V Hokarua District and part of Run 124 Wendonside District now known as Section 9 Block IV Wendonside District.

METRIC AREA IS 37,473.00 Hectares

Runs 326A, 326A, Blks. II, III, IV, VI, VII, Gariole District, and Blk. XII Wakaiia District, and Pt. Run 328, Blk. V, Hokarua District, and Sec. 9, Blk. IV, Wendonside District.



Scale 2 Miles to an Inch

RELEASED UNDER THE OFFICIAL INFORMATION ACT

J. F. Fraser
District Land Registrar.



The above-mentioned land (except Section 9 Block IV Wendonside District and the part of Run 328) was brought under "The Mining Act 1905" by notice in the New Zealand Gazette of 1st March 1906 Page 650.

Lease No. 6308 of part of Lot 1 Plan 2260 His Majesty the King to Walter Mary Hallie, Term 21 years from 1st March 1915. Registered 8th October 1915 at 10.15 o'clock.

Transmission No. 32173 of Lease No. 6308 Walter Mary Hallie to Ronald Louis Poppelwell and Bernard Ward, Registered 3rd August 1916 at 2 o'clock.

Transmission No. 4601 of Lease No. 6308 to Arabella Josephine Hallie, Ronald Louis Poppelwell and Bernard Ward, Registered 25th February 1920 at 2.50 o'clock.

Lease No. 6308^A of part Lot 1 Plan 2260 His Majesty the King to Walter Mary Hallie, Term 21 years from 1st March 1915. Entered 7th May 1921 at 10.15 o'clock.

Transmission No. 4601^A of Lease No. 6308^A to Arabella Josephine Hallie, Ronald Louis Poppelwell and Bernard Ward, Entered 7th May 1921 at 10.15 o'clock.

Transmission No. 5433 of Leases Nos. 6308 and 6308^A to Ronald Louis Poppelwell and Bernard Ward the above named Arabella Josephine Hallie having died at Island Bay on the 16th November 1922. Entered 7th May 1923 at 2 o'clock.

Transfer No 5157 of Leases Nos 6302 and 6303 Robert
Louis Poppelwell and Bernard Ward to Robert Gordon
Charters. Entered 7th May 1933 at 2 o'clock.

E. J. Harvey D.L.P.

DISCHARGED

Transfer No. 5157 of Leases Nos. 6302 and 6303 Robert
Louis Poppelwell and Bernard Ward to Robert Gordon
Charters. Entered 7th May 1933 at 2 o'clock.

E. J. Harvey D.L.P.

DISCHARGED

Transfer No. 5157 of Leases Nos 6302 and 6303 Robert
Louis Poppelwell and Bernard Ward to Robert Gordon
Charters. Entered 8th May 1933 at 2 o'clock.

E. J. Harvey D.L.P.

Reduction of principal sum of mortgage of 11575
Entered 26th July 1925 at 11 o'clock

H. K. Covan C.I.P.P.

Reduction of principal sum of mortgage of 11572
Entered 10th July 1925 at 10 o'clock

H. K. Covan C.I.P.P.

Transfer of 11575 of mortgage of 11572 signed
by Robert Poppelwell and Bernard Ward to Harry
Ellen Barber. Entered 13th June 1924 at 11 o'clock

H. K. Covan C.I.P.P.

Transmission of 11575 to the Trustee
of the Estate and Agency Company of
New Zealand Limited as Executor. Entered
16th May 1934 at 2 o'clock

E. J. Harvey D.L.P.

Transfer of 11575 of mortgage of 11572 signed
by Robert Poppelwell and Bernard Ward to Harry
Ellen Barber. Entered 13th June 1924 at 11 o'clock

H. K. Covan C.I.P.P.

Handwritten signature

THIS REPRODUCTION ON A REDUCED SCALE
CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL REGISTER FOR THE PURPOSES OF
SECTION 115A LAND TRANSFER ACT 1952

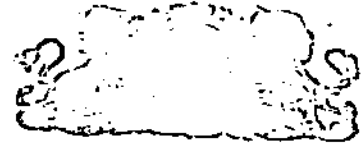
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SEARCHED
2 JAN 1973
D.D.V.

REGISTER

NEW ZEALAND.

Form B



1972 45, folio 289
Transfer No.

Register-book,
Vol. 84, folio 191

84/191

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

Subject to "The Education Resources Act 1977"

This Certificate, dated the thirteenth day of June one thousand nine hundred and eight, under the hand and seal of the District Land Registrar of the Land Registration District of Southland, Witnesseth that The School Commissioners for the Otago Provincial District are

in seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or referred herein; subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan herein, bounded red, to the several lots more or less, that is to say: All that parcel of land containing unencumbered land containing by estimation Twelve thousand and eighty acres more or less situated in the Gairloch District being Part of Original Plan 4326 now known as Plan 326 and comprising Block VIII and Part of Block IX (VI) Block (VII) and (VIII) on the public map of the said district deposited in the Office of the Chief Surveyor at Dunedin.

4850
2741 ha
Plan No 326 part of ORIGINAL Plan No 326
Blocks II, III, IV, V, VI, VII, VIII Gairloch District
15000 sq. ft.
472000 sq. ft.

District Land Registrar
for the District of Southland



underwritten
dated 14th March 1901 the
School Commissioners for the Otago Provincial
District by Thomas Gillanders Junor Esq
were from 1st March 1900 and at 12.45
on 14th June 1903

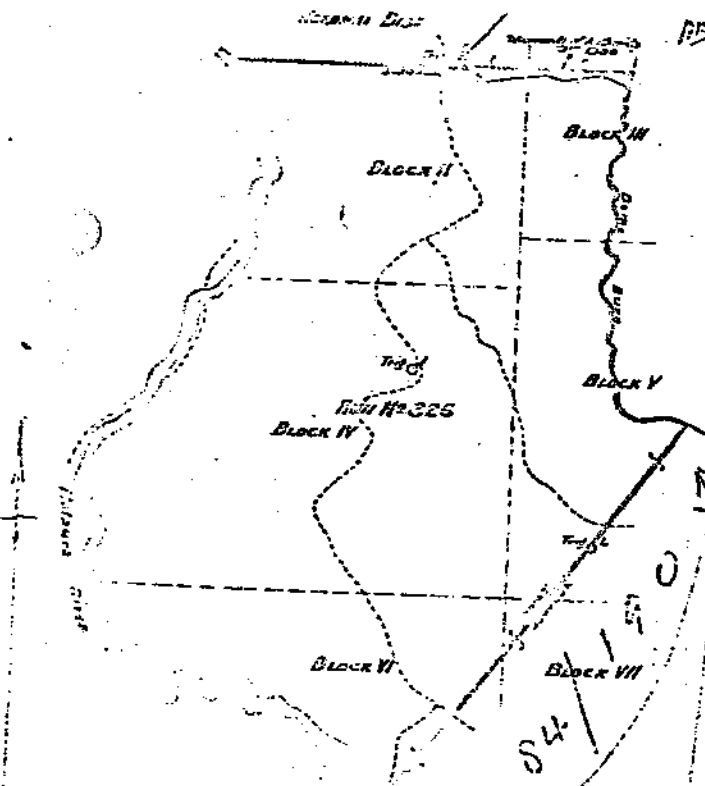
The above mentioned lands were brought under
The Mining Act 1905 by notice in the New
Zealand Gazette of 1st March 1906
L.R. 690

mortgage to 2191 of lease to 2050
to the best of the land from and hereinafter agency
company limited 2078 at 10.10.00 on 1st
August 1908.

Transfer to 2057 of lease to 4850 in Exercise of
Power of sale in mortgage to 2191 The New Zealand
Loan and Mercantile Agency Company Limited
to Robert Silver Black 2078 at 10.10.00 on 1st
August 1908.

Transfer to 2076 of lease to 6050 to Robert Black
to Robert Silver Black 2078 at 10.10.00 on 1st
August 1908.

Transfer to 2191 of lease to 2050 to Robert Black
to Robert Silver Black 2078 at 10.10.00 on 1st
August 1908.



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Scale 50 Chains to an Inch

Attachment 2

List of Information Sources Considered

- (1) Instrument of Title CL Vol 193 Folio 206 (Otago Registry).

- (2) Crown files for Pastoral Lease Ps 020
Held by Knight Frank Alexandra
Volume 1 (opened 21.3.35 Folios 123-334) Last entry 29.8.66
Volume 2 (opened 6.9.66 Folios 335-434) Last entry 3. 10.72
Volume 3 (opened 3. 10.72 Folios 434.2-510) Last entry 8.10.74
Volume 4 (opened 29.10.74 Folios 511-711) Last entry 28.9.77
Volume 5 (opened 18.8.77 Folios 712-802.1) Last entry 24.4.79
Volume 6 (opened 26.4.79 Folios 803-853) Last entry 29.12.88
Volume 7 (opened 1.3.89 Folios 854-926) Last entry 13.1.99

LINZ Dunedin
5200/D15/G03/DNO (opened 21.9.94 Folios 1-4) Last entry 28.2.97

LINZ Christchurch
CPL 04/12/12652 (opened 1.3.97 Folios .1-16) Last entry 24.12.99

- (3) Cadastral Maps
NZMS 261 F43, F44 & E44

- (4) Topographical Maps
NZMS 260 F 43, F44, & E44

- (5) Southland Conservation Land Inventory Document.

- (6) The Proposed Southland District Council District Plan plus maps

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Ps 020/1

August 1999

Mr K Taylor
Knight Frank (NZ) Ltd
P O Box 27
Alexandra



Dear Ken

Status Checks for Pastoral Leases

Copy for your information together with original plans and copies of reports.

A handwritten signature in black ink, appearing to be "G. Patrick". The signature is written over a faint circular stamp.

G Patrick
Property Consultant

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August 1999

Mr M Mackenzie
Crown Property Contracts
Land Information New Zealand
Private Bag 13-343
Christchurch

COPY



Dear Murray

Status Checks for Pastoral Leases

Attached please find certified status reports for

- 1) Gorge Creek / Court Hill
- 2) Glenlapa

Copies of the reports have been sent to Knight Frank Ltd, Alexandra and the relevant Chief Surveyors.

The Department of Conservation perused the draft reports and had no comments to add to these.

If you require any further information please do not hesitate to contact me.

Two reports, Longslip & Dingleburn, remain outstanding. These were forwarded to the Chief Surveyor, Dunedin on 29 June 1999. I will chase these up and forward them to you as soon as they are received.

Enclosed are copies of plans for Obelisk Creek, Gorge Creek / Court Hill and Glenlapa. The originals have been forwarded to Knight Frank Ltd, Alexandra.

Yours faithfully

G Patrick
Property Consultant

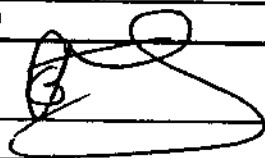
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**OPUS INTERNATIONAL CONSULTANTS LIMITED
DUNEDIN OFFICE**


Project Number NLI 0201105YD

This report has been prepared on the instruction of Land Information New Zealand and is undertaken for the purposes of the Crown Pastoral Leases Act 1998.



LAND STATUS REPORT for Glenlapa	
Property	1 of 1
Land District	Southland
Legal Description	Part Lot 1 DP 2260
Area	4471.7458 ha
Status	Endowment for Primary Education vested in the Minister of Education and administered as a Pastoral Lease under the Land Act 1948 subject to Pastoral Lease P 20.
Instrument of title / lease	CL 193/206
Encumbrances	Subject to 1) Marginal Strips as defined in SO 11911. 2) Agreements pursuant to Conservation and Rivers Control Amendment Act 1959 registered as 003757.1 and 063817.1 3) Conservation Covenant pursuant to Section 77 of the Reserves Act 1977 registered as 184324.2
Mineral Ownership	Mines and Minerals are owned by the Crown because the land has never been alienated from the Crown since its acquisition for settlement purposes from the former Maori owners under the Murihiku Purchase of 1853.
Statute	The Education Lands Act 1949 [by virtue of the Section 21], Land Act 1948 and Crown Pastoral Land Act 1998.
Data Correct as at	08 July 1999
Prepared by	G Patrick 
Crown Accredited Agent	Opus International Consultants Ltd, Dunedin

Certified correct as to status

Dep. 
Chief Surveyor
 Land Information New Zealand, Invercargill.
 02 / August / 1999

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Notes - This information does not affect the status of the land but was identified as may be requiring further investigation at due diligence stage. See Pastoral Standard 6.

SO 11597 a plan of Section 1, surrendered from the lease and subsequently gazette for scenic reserve, notes that Section 1 has no legal access. There are no indications if access is obtained through the pastoral lease but there is nothing registered against the lease.

DP 2260 notes that the area of 15324a-0r-00p includes Mountain Roads and Water Race Reserves.

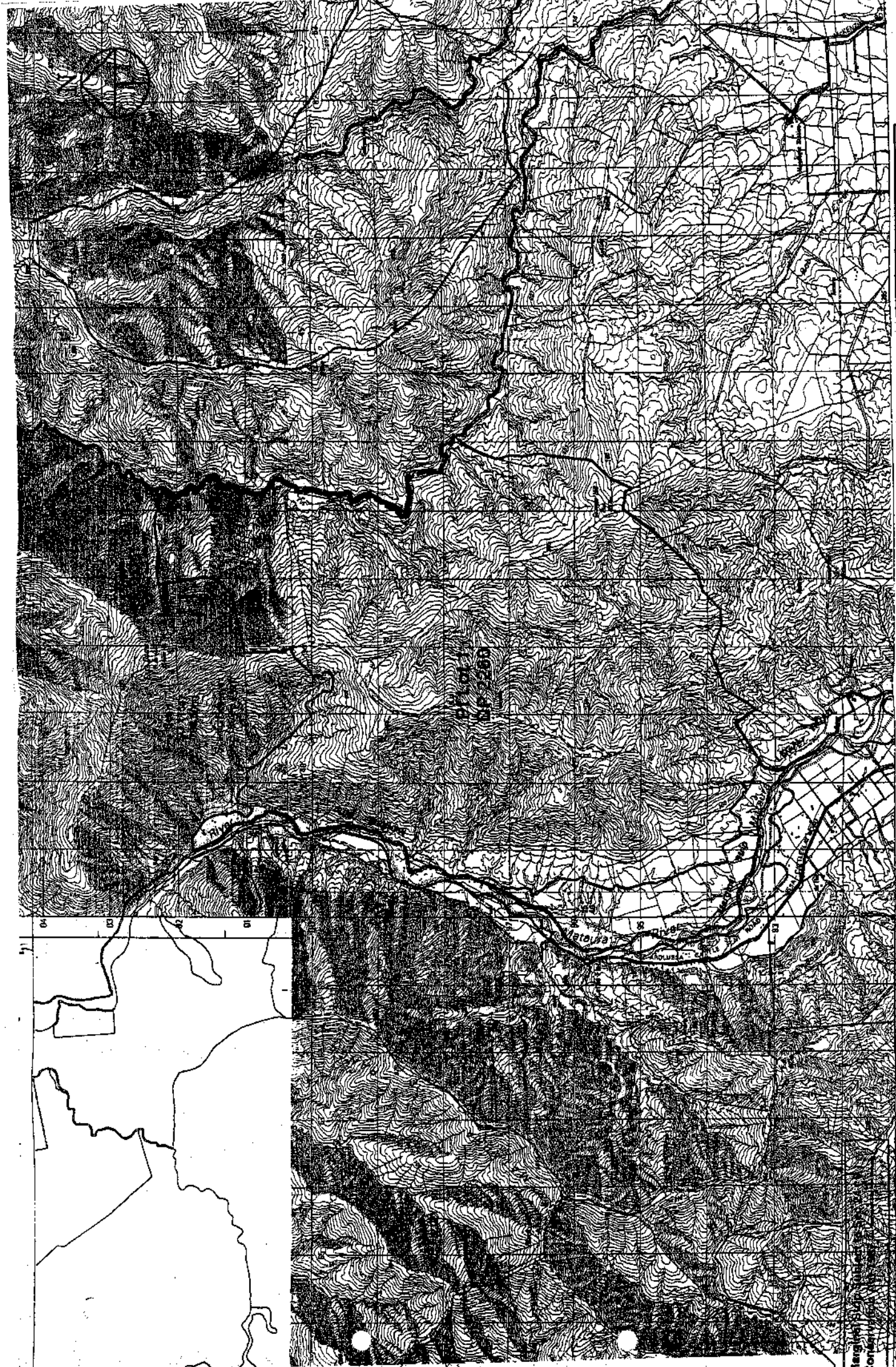
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Research Data: Some Items may be not applicable

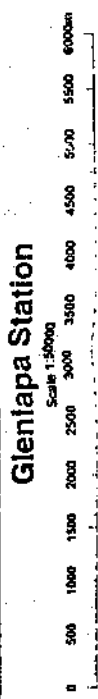
Property	1	of	1	
SDI Plan Obtained				Yes / No
NZMS 2 Ref				F43, F44 and E44
Local Authority				Southland District Council
Crown Acquisition Map				Murihiku
SO Plan				<p>DP 2260 dated April 1915 being a plan of Lot 1.</p> <p>SO 4327 dated April 1915 being a plan of Part Runs 326, 326A and 398.</p> <p>SO 4328 dated April 1915 being a plan of Lot 1, Part of Runs 326 & 326A and Lots 2 - 4 Pts of Run 326A.</p> <p>SO 9708 dated October 1979 being a plan of Sections 2,3 and 4 Blk VI Garvie SD</p> <p>SO 11911 dated August 1993 being a plan of Waterways in Pt Lot 1 DP 2260 along which S24 Conservation Act 1987 applies.</p> <p>SO 11597 dated August 1990 being a plan of Section 1.</p>
Relevant Gazette Notices / Documents				<ul style="list-style-type: none"> - Otago Provincial Gazette 1875 page 459 - New Zealand Gazette 1878 page 841 - New Zealand Gazette 1916 page 30 - Memorandum of Renewal 183958.1 - Land Improvement Agreements 3757.1 & 063817.1 - GN 066070.1 Land for Road [NZ Gazette 1981/94] - GN 202585.1 Reservation of land [NZ Gazette 1992/2597] - Conservation Covenant 184324.2 - Memo of Partial Surrender 193147.2
CT Ref / Lease Ref				<ul style="list-style-type: none"> - 193/206 - Current Pastoral Lease. - 167/83 Licence to Occupy Education Endowment Lands for Pastoral Purposes. - CT 119/134 [Search copy dated 21/5/1978 obtained from Lands and Survey file P20] Subject to the Education Reserves Act 1908. Cancelled pursuant to Section 185 Land Act 1948. Note that at the time of cancellation the lease granted as 167/83 had not been noted against this title. Had it been noted the title would not have cancelled at the time it did.
Legalisation Cards				SO 11597 & 4328 attached. No cards for other plans mentioned in SO Plan box above.
CLR				Copy attached. Confirms Pastoral Status as at 31/03/87.

Property 1 of 1	
Allocation Maps (if applicable)	Copy of DOC maps attached. LINZ Invercargill has advised [verbally] that there are no other allocations affecting the subject land.
VNZ Ref - if known	29290/300. Not Searched
Crown Grant Maps	Not applicable
If Subject land Marginal Strip : a) Type [Sec 24(9) or Sec 58] b) Date Created c) Plan Reference	a) i- Strip adjoining Mataura River Reserved under Section 58 of the Land Act 1948. ii- Strip adjoining Dome Burn S24(9) b) i- SO 4327 ii- 1/7/90 on renewal of lease c) SO 11911.
If Crown land - Check Irrigation Maps.	Not searched. No instruments registered on lease.
Mining Maps	Not searched. No instruments registered on lease.
If Road a) Is it created on a Block Plan - Section 43(1)(d) Transit NZ Act 1989 b) By Proc	a) SO Plan Not applicable b) Proc Plan c) Gazette Ref
Other Relevant Information a) Concessions - Advice from DOC or Knight Frank. b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998 c) Mineral Ownership d) Other Info	a) b) <input 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 Murihiku Purchase of 1853. <input type="checkbox"/> Contained in [provide evidence]. d)

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Version 1 2 3 4
 Southland Land District Sheet
 NZMS 260 F43, F44 & E44 Date 8/1/1964



Glenlapa Station



OPUS
 INTERNATIONAL CONSULTANTS

Mangrove
 Conservation

HISTORY OF LOTI OF RUNS 326, 326A, GARVIE
S.D. AND RUN 398, NOKOMAI S.D. GLENLAPA
STATION 15, 324 ACRES.

- 1.3.1915 Education Reserve Lease issued to W.M. Hailes. Term 21 years from 1.3.1915 Annual rent £300.
- 19.10.1922 Transfer Estate W.M. Hailes deceased to Robert Gordon Chartres approved. Consideration £6655.
- 17.6.1924 Report by Dominion Revaluation Board states
*Run consists of two long spurs, 2000 acres waste country. Country rises rapidly from 500' to 2500' and the highest part is 4500'. 2000 acres unsafe for winter country. Property well managed".
Carrying capacity: 2000 ewes, 1400 hoggets, 1100 dry sheep, 150 mixed cattle.
- 24.9.35 Head Office approved of issue of pastoral run license. Term 21 years from 1.3.36. Annual Rent £375.

- 10.2.38 Land Board approved transfer to Robert Elliott and William McIntyre Elliott at consideration of £5500.
- 4.8.39 Information on stock carried, supplied by licensees as follows:-

Sheep	5500		
No. of ewes		3250	} 1939
Breed		Romney X	
Cattle		64	
- 9.2.55 Application to transfer to William McIntyre Elliott and Leo Charles Howells approved. Consideration £4590 ½ interest. Transfer not yet registered.

DEPARTMENT OF LANDS AND SURVEY

Space for record purposes.

File 175

Record No

District

INVERCARGILL

District Office No. 2227
Record No

Date: 11th July 1935
25th June, 1935.

SUBJECT: Educational Reserve Lease under Section 288 of Land Act, 1924.

Under-Secretary of Lands,
Wellington.

The Education Reserve lease described hereunder will expire on the 29th. February next, and the Land Board considered the question of redisposing of the land.

The particulars are:-

Run 326 Garvie & Nekomai S.D. Lessee: R.G. Chartres.

Area: 15,324 acres.

Annual Rent: £300. 0. 0.

Term: 21 years from 1/3/1915.

Lease for pastoral purposes only under Section 5 (c) of the Public Bodies Leases Act, 1908.

The run varies in quality from some bare rocky entry to well covered silver tussock land with considerable areas manuka scrub on the Matura faces and in the vicinity of the homestead, with some tussock on the higher levels. There is a decided risk though no great losses have been sustained. The best part of pastoral country consists of 2000 acres of silver tussock next Dome Creek.

Stock consists of 4974 sheep, including 2500 ewes. Most of wintering 150 acres on turnips was £300 this year. Percentage averages over 100. Wool clip between 5 lbs and 6 lbs.

The run is not suitable for subdivision. The Land Board inspected this run before arriving at its decision to recommend for the approval of the Minister that a new license be granted to the lessee under the terms of the existing lease, in terms of Section 288 of the Land Act, that the rent be fixed at £375 and the term of license 21 years. A copy of the Field Inspector's report and a photo showing the run are enclosed herewith.

I should be obliged if you would advise me when the Minister's sanction has been obtained.

Commissioner of Crown Lands.

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DEPARTMENT OF LANDS AND SURVEY

NBV/DH

Folio 282

P.20

To Ok

826,

IVERGARGILL.

26 September, 1957.

ch.

Messrs. Downie Stewart, Payne,
Corrister & Armitage.
Barristers & Solicitors,
DUNDEE.

Dear Sirs,

GLENAPPA STATION.

LESSEES - W.M.ELLIOT AND
L.C.HOWELLS.

The Pastoral Run Licence over the above station expired on the 28 February, 1957, and a new Pastoral Lease has been issued for a term of 33 years from 1.7.1957 at an annual rent of £400. In 1957, your agents Messrs. Hall Jones & Sons registered the transfer of Mortgage 0857 from W.M. Elliot to M.C. Rintoul.

If you have custody of the old expired Pastoral Run Licence would you please forward it to me so that I can surrender it when registering the new Pastoral Lease.

Yours faithfully,

(F.S. Beachman).
Commissioner of Crown Lands.

Can

1
Edwards Am

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TRANSFERS AND SUB-LEASES

Folio 180

Lease or License No.	Section.	Block.	District.	Area.			Transferor.	Transferee.
----------------------	----------	--------	-----------	-------	--	--	-------------	-------------

RL.486 ER	Pt. Runs 326, 326A & pt. Run 398		Garvie and Nokomai Survey District	15324	0	00	Robert Gordon Charters to Robert Elliott and Sinclair Co Sutherland.	
-----------	---	--	--	-------	---	----	---	--

Date of lease: 1/3/36.
 Term: 21 years from 1/3/36.
 Annual Rent: £375
 Rent arrears: 3d.
 Consideration £6000.

Government Valuation in 1932:
 Capital Value: £8730
 Unimproved: £4550
 Improvements: £1880 (Crown)
 £2500 (Sutherland)

Reason "That on account of an injury I find myself unable to work the property personally."

Transferees - Robert Elliott - 68 years of age married, two children 1 boy and 1 girl. Has no interest in any other land with the exception of a town house. Has ample cash to pay the consideration and work the property. Lifetime experience in sheep farming.

S.C. Sutherland - 48 years of age, married, no children. Owns a town house and has an interest in a small town section. Wife also has an interest in town section. Sutherland has been connected with this class of country for many years. Is a company manager.

[Faint handwritten notes and signatures]

LARD BOARD
 - 2052037
 SOUTHLAND.

Referred to Field Inspector for...

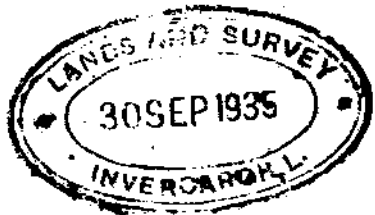
MJO.

10
10
222

24th September, 1935.

The Under-Secretary,
Department of Lands & Survey,
WELLINGTON, C.I.

20
214



APPLICATION FOR ISSUE OF NEW LICENSE OVER
EDUCATION RESERVE, 1325 - GARVIE AND WAKA
S.D. - AREA 15,324 ACRES.

In reply to your memorandum L.&.S 20/214 of 1st August, I have to inform you that the Hon. Minister approved of the recommendation of the Land Board for the issue of a new license to Mr. R.G. Charters for 21 years at a rental of £375 per annum, pursuant to Section 288 of the Land Act 1924. Your file L.&.S. 20/214 is returned herewith.

Enc.

[Handwritten signature]

Acting Director of Education.

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Invercargill
11th July last
Ed. 2224
W. Robertson

~~MARGINAL LANDS BOARD OF:~~

LAND SETTLEMENT BOARD OF - 3 MAY 1978

Glenlapa Station - Southland - 8/10/25

THE CHAIRMAN reminded members that at its meeting in November 1977 under Case No 9198 the Board had considered the reclassification of part of this station. However members had not been happy with the question of access to the back part of the run as legal access was to have been provided by rights of way laid off to coincide with practical access. It had been felt that without legal formed access the value of the balance area would be depressed. The Commissioner had been asked to investigate:

- (a) whether or not the County or lessee was prepared to bring the road to the balance pastoral lease up to County standards
- (b) whether or not the County would be prepared to accept maintenance of this road in the future.

The Southland County had indicated that it would be prepared to accept the river route for future maintenance when it is brought up to an acceptable standard and surveyed to define a legal road. The alternative route envisaged in this case was difficult and could probably not be brought up to the County road standard. However it was nevertheless the only present practical access to that portion of the run laying on and east of the main ridge which is the truly pastoral part of the run. Rights of way should therefore be arranged for the pastoral block over this route.

MR MACKENZIE advised that the lessees in this case had applied for a Marginal Lands loan for development. He pointed out that the main reason for the reclassification application in this case was so the freehold could be obtained for security. Now they were aware that they did not need to reclassify to obtain finance for development so it was possible the reclassification may not proceed as it would involve non productive expenditure.

He fully supported the proposed course now put forward for consideration.

MR SCAIFE mentioned that if the lessee did not proceed with reclassification it would eventually be enforced by the Board.

MR MACKENZIE pointed out however that if this was insisted on by the Board the Crown would be responsible for the survey.

The Board resolved to approve the recommendations set out in Case No 9198 and also:

- (a) legal formed access being provided to the balance pastoral lease along the line a,b,c with the costs of upgrading to County standards and cost of survey to be met by applicant. County to accept responsibility for future maintenance once this has been completed.
- (b) access to be given by right of way to pastoral lease along b,d.

TO: CCL Invercargill

Copy for your information.

your memo of 8
March 1978 refers.

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Chans
for N S Coad 8/5/78

r McGregor

vmh

87-334

826

INVERCARGILL

23 June 1978

Mr C.F. Smaill
Wendonside
No 1 R.D.
GORE

Dear Sir

RECLASSIFICATION OF PART GLENLAPA STATION

I refer to your letter of 20 March 1977 in which you made application to reclassify as much as possible of your Pastoral Lease.

I am now pleased to advise that the Land Settlement Board has resolved to accept the partial surrender of 946 ha approximately out of your Pastoral lease (as shown on the attached plan), approve reclassification of this area as farm land and simultaneously issue an exchange Renewable Lease to you. This Renewable Lease will be for a residue term of 33 years from 1 July 1959 at the rental value of \$7,700 and annual rental of \$423.50.

As a result of the above surrender the annual rental and stock limitation in the lease will be reduced by \$300 to \$500 and 3200 breeding ewes and 100 breeding cows plus 10% (does not include 1800 other sheep discounted as allowance for improvements effected) to 2000 breeding ewes and 50 breeding cows plus 10% respectively. The current stock limitation over the balance Pastoral Lease is to be fixed at 5000 sheep (including not more than 4000 breeding ewes) and 525 cattle (including not more than 470 breeding cows).

This approval is subject to:

1. 20 metre strips being reserved from sale along any rivers and streams where retention of a strip is considered necessary.
2. Provision for access being made to the balance Pastoral Lease as follows:
 - . Legal formed access along the line A. B. C. on the attached plan with the costs of upgrading to County standards and cost of survey to be met by you. The County will accept responsibility for future maintenance once this has been completed.

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- . Access by right of way along the line B. D. as shown on the attached plan.

It will be necessary for your lease to be surveyed and it is your responsibility to arrange and bear the cost of this. Please arrange for the surveyor you engage to contact the Chief Surveyor to ascertain what requirements he may have regarding survey. The rental value and annual rental will be subject to adjustment if survey reveals that a larger or smaller area than the 946 ha is to be issued on Renewable Lease.

Rent will be charged on the Renewable Lease from the date it is to issue i.e. 3 May 1978 and the payments required in connection with this are set out below:

Rent on Renewable Lease		
Broken period rent 3.5.78 - 30.6.78		
(59 days)		
Rebate	68.46	
	<u>6.22</u>	62.24
Less Overpaid Rent on Pastoral Lease		
3.5.78 - 30.6.78		
		<u>119.34</u>
		\$ 57.10 Cr.

In addition to the above amount the following fees will be payable:

Preparation and registration of partial surrender	20.00
Preparation and registration of Renewable Lease	<u>30.00</u>
	\$50.00

The above credit will be applied to payment of these fees therefore a credit of \$7.10 will remain and this amount will be applied to your next half yearly rental.

If there are any queries regarding the issue of the Renewable Lease please do not hesitate to contact me.

Yours faithfully

J.P. Harty
 Commissioner of Crown Lands
 per:

[Handwritten signature]

[Handwritten initials]

[Handwritten signature]

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SOUTHLAND CATCHMENT BOARD

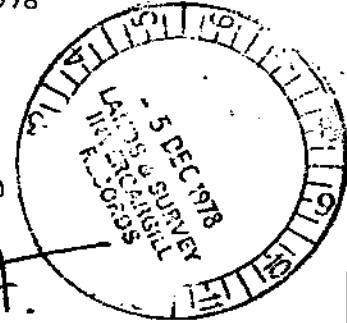
143 SPEY STREET, INVERCARGILL, N.Z.

TELEPHONE: 89-129

Our Ref: W.F. 6

30 November 1978

The Commissioner of Crown Lands,
Lands and Survey Department,
P.O. Box 826,
INVERCARGILL.



Dear Sir,

re: Reclassification of Pastoral Leases

We wish to make you aware of a problem that may arise when some pastoral lease hold properties that have had Soil and Water Conservation plans with us, are freeholded.

The early plans that involved fencing had a maintenance agreement drawn up between the Southland Catchment Board and the land holder. The agreements were to the effect that fences were to be maintained for the term of the pastoral lease.

The effect of freeholding in such cases would be to remove the requirement for fence maintenance from the legal agreement. Because of this we would request that any freeholding of these properties be subject to the alteration of the land improvement agreement with the Board to the effect that fences be maintained for a period of thirty years from the date of freeholding.

The properties to which this may apply are as follows:-

- | | |
|---------------------------|--------------------|
| (1) Waituna Station | Coughey Brothers |
| (2) Elmwood Station | Galland Brothers |
| (3) Cheviot Downs Station | J. Speight |
| (4) Tower Peak Station | D. Speight |
| (5) Redcliff Station | W. Speight |
| (6) Blackmount Station | Robertson Brothers |
| (7) Dunrobin Station | B. Pinney |
| (8) Glen Echo Station | D. Cockburn |
| (9) Mt. Prospect Station | R. Cockburn |
| (10) Glenlapa Station | C. Small |
| (11) Glenmore Station | D. Hume |
| (12) Nokomai Station | F. Hore |
| (13) The Plains (Davaar) | D. Macdonald |

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OFFICIAL INFORMATION ACT

Trusting you can fulfil this request by keeping a note on each of the above property files.

Yours faithfully,

N.A. McMillan
CHIEF TECHNICAL OFFICER

SOIL & WATER CONSERVATION

PLAN NO. 33

-JOB NO-617

GLENLAPA STATION

BALFOUR

ESTATE S.S KEOWN

AREA 6215 HA

DATE: DECEMBER, 1974.

RELEASED UNDER THE
OFFICIAL INFORMATION ACT

AGREEMENT made this 5th day of JUNE One thousand nine hundred and seventy-five BETWEEN SOUTHLAND CATCHMENT BOARD constituted under the Soil Conservation and Rivers Control Act 1941 (hereinafter called "the Board") of the first part AND Estate of S.S. Keown

owner/Farmers (hereinafter called "the Owner/Owners" which expression shall where the context so admits or implies include his executors, administrators and assigns) of the other part

WHEREAS the Owner/Owners has/have a lease of the land described in the first schedule hereto (hereinafter called "the said land")

AND WHEREAS pursuant to the subsection (3) of Section 30 of the said Act as amended by the Soil Conservation and Rivers Control Amendment Act 1959 the Board is duly authorised to make payments as grantor to the Owner/Owners for the purposes of the agreement specified upon terms and conditions in conformity with the Subsection (as so amended).

NOW THIS AGREEMENT WITNESSETH and IT IS HEREBY AGREED AND DECLARED as follows:

1. The Owner/Owners in consideration of the subsidy at the rate or rates set forth in the second schedule hereto hereinafter agreed to be paid or credited to him/ them by the Board DOETH HEREBY AGREE within or during (as the case may be) the periods specified in such second schedule to carry out the works and farming practices set out in Parts I and II thereof respectively.
2. The Board in consideration of the agreements herein contained to be observed and performed on the part of the Owner/Owners shall pay or credit to the Owner/Owners a subsidy at the rate or rates set forth in Part I of the second schedule hereto as payable if such works are completed to the satisfaction of the Board within the periods specified in such part.
3. IF the Owner shall make default in the observance or performance of any covenant on his part hereinbefore contained and such default shall continue for a period of fourteen days after written notice thereof has been served on the Owner by the Board setting out the nature of such default and requiring the Owner to remedy the same then the Owner shall within seven days of demand being made on him by the Board pay to the Board the amount expended by the Board on the works up to the date of such default and such amount shall be recoverable by the Board in accordance with the provisions of Section 30A of the Soil Conservation and Rivers Control Act 1941.
4. The Owner/Owners shall permit the officers servants and agents of the Board at any time by day to enter upon the said land to ascertain whether the Owner/Owners has/ have complied with his/their obligations hereunder, provided that the Board shall first give not less than 24 hours notice of its intention so to do to the Owner/ Owners.

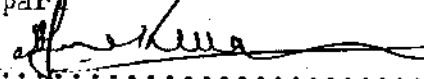
THE FIRST SCHEDULE
Description of Property

Glenlapa Station:-

Leasehold	Lot 1 D.P. 2260 Pt Runs 326, 326A and 398 of Garvie and Hokomai S.D.'s.	6201 ha
Freehold		14 ha
		<u>6215 ha</u>

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I hereby certify that this is a true copy of the Land Improvement Agreement made on the 5th day of June 1975 made between HAROLD ROSS KEOWN and IRIS KEOWN of the first part and the SOUTHLAND CATCHMENT BOARD of the second part

 Secretary to the Southland Catchment Board

THE SECOND SCHEDULE

PART I

The Conservation proposals, subsidies and conditions are found in Section Two of Soil and Water Conservation Plan No. 33/3

of ~~xxx~~ December 1974 of the Board, a copy of which is attached hereto.

by the Chief Soil Conservator

PART II

<u>Farming Practices</u>	<u>Period during which practices are to be applied</u>	<u>Conditions</u>
<u>Fencing</u>	For the term of any Crown Lease or licence issued over the property described in the First Schedule hereto, or for a period of thirty years (30 years) after freehold title is obtained.	To be maintained in a stockproof condition.
<u>Tracking</u>	For the term of any Crown Lease or licence issued over the property described in the First Schedule hereto.	To be maintained by the owner at reasonable Landrover access standards.

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IN WITNESS WHEREOF these presents have been executed the day and year hereinbefore written.

Signed by the abovenamed
in the presence of

Donald Ross Stewart
[Signature]

SIGNED BY

and by

[Signature]

Two members of the Southland Catchment Board
on behalf of and by direction of the Board

In the presence of :

[Signature]



SOUTHLAND CATCHMENT BOARD

143 SPEY STREET, INVERCARGILL, N.Z.

TELEPHONE: 89-129

SOIL AND WATER CONSERVATION PLAN NO. 33

ESTATE S.S. KEOWN,
GLENLAPA,
BALFOUR.

MANAGER: MR R. KEOWN

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Costs and Specifications

Appendix I : Actual Farmers Costs and Net Subsidies

Enclosures : L.U.C. Map Land Working Map, Grazing Charts

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SOIL AND WATER CONSERVATION PLAN NO. 33

ESTATE OF S.S. KEOWN

GLENLAPA STATION

SUMMARY

1. PHYSICAL DESCRIPTION

1.01 Location

The property is in the Mataura and Waikaia catchments some 20 km north of Balfour.

1.02 Area - Tenure

Pastoral Lease - Lot 1, D.P. 2260, Pt Runs 326, 326A and 398 of Garvie and Nokomai S.D.s.
Total area is 6215 ha including 14 ha freehold.

1.03 Climate - Geology/Soils - Topography - Vegetation

Climate:- Cold southerly winds giving cold winters and late springs are a feature. Rainfall is 800mm/year at the homestead and is well distributed. Snow persists above 914m. a.s.l.

Geology

Caples group argillites and tuffaceous greywackes underlie the southern part of the property. There is a northward gradation into low grade metamorphics of the Haast Schist group. Gravels cover the terraces and valley floor.

Soils

Floodplains	-	Mataura soils
High Terraces	-	Nokomai soils
Lower Hill	-	Fairlight hill soils
Steep Hill	-	Fairlight Steepland soils
East Dome	-	Kaikoura Steepland soils

Topography

The highest point (East Dome) is 1350 m. a.s.l. falling to 664m at Trig F. at the southern end of the main ridge. A narrow strip of alluvial and colluvial land lies adjacent to the Mataura River at an altitude of about 150m.

Vegetation

Terraces and Hills	-	Hard tussock dominant
Higher Hill and Steepland	-	Snow tussock dominant
River Flats and Low Terraces	-	Improved pasture

Gorse is a problem on the undeveloped terraces and terrace edges. Beech forest occurs as riparian strips in gullies. Scrub, fern and herbs cover a significant part of the hill country as sub-dominant species mostly.

1.04 Erosion

High Terrace - wind erosion under cultivation occurs.
Hill and Steep Hill - depletion to a considerable extent is more prevalent than sheet erosion which is generally present to a limited extent.
Steeplands - Geologic erosion is present on East Dome.
- Accelerated erosion occurs to a greater extent on the higher altitude areas.

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1.04 Erosion (Contd)

Generally potential erosion is considerable due to the steep slopes and the soil types which occur on the property.

1.05 Land Use Capability Classes

II	142 ha	VI	3889 ha
III	308 ha	VI	1417 ha
IV	222 ha	VIII	222 ha

2. CONSERVATION AND WORK SECTION

2.01 Problems

1. Severe to extreme erosion on East Dome.
2. Severely depleted and moderately sheet eroded steep hill country suffering from uncontrolled grazing.
3. Wind erosion on the high terrace lands.
4. Flooding of the fertile flats.

2.02 Proposed Programme

The short term programme is to:-

- (i) Subdivide the eroding and potentially erodable Class VIII and VI land into 4 major blocks.
- (ii) Provide firebreak access to high altitude areas.
- (iii) Protect arable terrace lands from wind deflation.

The fencing will subdivide one large tussock block of 4500 ha into four blocks as follows:-

	Muddy Gully	1153 ha
	Dam Faces	950 ha
Unfenced	(Front Faces)	790 ha
	(Top Mataura)	486 ha
	Dome Block	1165 ha

The total length of subsidised fencing is 14.6 km plus 6.4 km firebreak and 1.0 km windbreak.

Costs and Programme Estimates

Year		Cost (Incl Fees)	Rate	Subsidy
1	6.4km Firebreak @ \$300/km	2509	3:1	1882
	6.4km Conservation Fence @ \$1200/km	10036	1:1	5018
	0.2km Windbreak @ \$1000/km	261	3:1	196
2	4.8km Conservation Fence	7527	1:1	3764
	0.2km Windbreak	261	3:1	196
3	3.4km Conservation Fence	5332	1:1	2666
	0.2km Windbreak	261	3:1	196
5	0.4km Windbreak	522	3:1	392
	<u>Total</u>	<u>\$26,709</u>		<u>\$14,310</u>

NOTE 16.

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2.03 Management Patterns

The aims of the management of the property following the proposed programme are to:-

- (a) graze cattle only on the Dam Faces
- (b) reduce sheep grazing on Front Faces and Dome Block
- (c) increase pressure on Muddy Gully for vegetation control and
- (d) improve separation of different age classes of stock.

The subdivision presently existing plus the proposed works will change the property composition from:-

		<u>ha</u>
	Paddocks	684
	Undeveloped Terrace	198
	Mataura Muddy Dam and Dome	4544
	House One	155
	House Two	75
	Round Hill	448
to	Paddocks	684
	Undeveloped Terrace	198
	Dome Block	1165
	Top Mataura)	486)
	Front Faces) Unfenced	790) 1276
	Dam Faces	950
	Muddy Gully	1153
	Round Hill	448
	House One	155
	House Two	75
		<hr/>
		6104 ha
	Bdy Difference	<u>98</u>
		<hr/>
		6202

The increase in block number and the corresponding decrease in size must facilitate an improvement in all aspects of the functioning of the property.

Since 1965 the area in improved grass has increased from 97 ha to 420 ha. Other improvements include 12km tracking and 18km fencing.

Future stock increases will depend on economics but will include a limited increase in the ewe hill flock as subdivision progresses and a significant increase in cattle.

Present Stock

<p><i>14/11/17</i></p> <p><u>Sheep</u></p> <p>2180 ½ bred ewes</p> <p>3200 Romney ewes</p> <p>1836 Ewe Lambs</p> <p>250 Rams etc.</p> <p><u>7466</u> Total</p>	<p><u>Cattle</u></p> <p>460 Breeding Cows (Inc. 120 heifers)</p> <p>150 Heifer Calves</p> <p>150 Steers</p> <p>13 Bulls</p> <p><u>773</u> Total</p>
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2.04 Economics

Local share will be financed out of a marginal lands loan.

Plan Prepared by A.D. Horn

Certified for Approval

A.D. HORN,

SOUTHLAND CATCHMENT BOARD

CONSERVATION RUN PLAN F.P. 33/3

ESTATE S.S. KEOWN

GLENLAPA STATION

1. PHYSICAL DESCRIPTION

1.01 LOCATION AND ACCESS

The property is in the Mataura and Waikaia Catchments. It extends from East Dome (1,350 m.) at the southern end of the Garvie Mountains to trig F (664 m) some 20 km north of Balfour, and lies between the Mataura River to the west and the Dome Burn to the east. The property is 58 km from Gore, 48 km of which is by tarsealed highway.

Catchment Nos.	775000	Mataura River
	775673	Garvie Burn (Muddy Creek)
	775674	Dome Burn

Aerial Photo References:

756/19-24	2879/28-31
757/40-46	2880/32-35
758/28-35	
759/31-41	
760/34-42	
761/33-38	

Business Centre	: Gore	58 km
Local Centre and		
Railhead	: Balfour	20 km
Freezing Works	: Mataura	68 km
Telephone Exchange	: Waikaia	

1.02 Area and Tenure

The station is a pastoral leasehold, Lot 1, D.P. 2260, being parts of Runs 326, 326A and 398 of the Garvie and Nokomal survey districts. There is 14 ha of freehold. The total area is 6215 ha.

The lease was renewed in 1957 for a period of 33 years with a perpetual right of renewal.

1.03 Climate

The climate is influenced by exposure to southerly winds with consequent cold winters and late springs. However, there is more effective summer rainfall than on adjacent flat areas, and droughts are seldom experienced. The annual rainfall is about 800mm at the homestead, though somewhat higher on the hills, and the area seems to miss the high intensity rainstorm that occasionally hits the adjacent Cattle Flat Station and Mid Dome. Winter snow commonly persists on ridge tops and shady faces above 914 m, but there is little snow risk and up to this year stock losses from snow have been low.

1.03.1. Geology and Soils:

Tuffaceous greywackes and argillites of the Caples group underlying the southern part of the property near Round Hill grade northward into low grade metamorphics of the Haast Schist group which cover the bulk of the run.

1.03 Climate, Geology/Soils, Topography and Vegetation (Contd)

1.03.1 Geology and Soils

There are some igneous intrusions especially near the Garvie Burn. Outwash gravels, from the last glaciation cover the lower terraces in the Mataura Valley and recent alluvium covers the Mataura and Dome Burn flood plains.

The soils of the flood plains and lower terraces of the Mataura are in the fertile Mataura series. The nutrient status of Mataura soils is amongst the highest in Southland and they are capable of very high production. The higher terraces are in Nokomai soils. These soils have medium natural nutrient status but they respond well to superphosphate and lime. As they are liable to wind erosion shelter belts are required for soil conservation when cultivated. Hill soils of the Fairlight set on the lower hill slopes grade into Fairlight Steepland soils at higher altitudes. The Fairlight Hill soils are suitable for rangeland improvement using cattle, and limited areas will respond to oversowing and topdressing. On wetter situations these soils tend to revert to scrub and fern when burnt. The Fairlight Steepland soils also tend to revert to scrub and fern when burned. At the highest altitudes, near and on East Dome the soil type is Kaikoura Steepland. These soils exist in a precarious equilibrium at the best of times and although some of the original profile remains on the shady side of East Dome, the equilibrium has been upset on the sunny side replacing the original soil with bare screes and rock.

1.03.2 Topography:

The main part of the run covers the southern end of the Garvie Mountains. The highest point is East Dome (1350 m) at the Nokomai boundary. The backbone ridge falls to 664 m. at trig F. at the southern end of the run.

A narrow strip of mostly ploughable alluvial and colluvial land lies adjacent to the Mataura River for most of the length of the run. To the south this broadens into the valuable flats of the holding at an altitude of about 150m.

1.03.3 Vegetation:

The bulk of the hill country is under tussock grassland with blighted manuka and bracken fern on the lower mountain slopes and on the terraces.

Gorse and flax occur on the river flats. Mountain and black beech with totara and broadleaf occur as riparian stands over small areas of hill country, mainly concentrated around gullies. Hard tussock (*Festuca novaezealandiae*) is dominant on the terraces and hills up to about 914 m while above this a snow tussock (*Chionochloa rigida* plus *Chionochloa* sp.) association is dominant. Herbs and forbs occur throughout the whole altitudinal range and scrub and fern cover a large part of the hill country, with a concentration of gorse at lower altitudes. Gorse is the main weed problem, although there is some thistle on the flat and some matagouri on the hill. Exotic grasses are present in varying amounts at all altitudes. Sweet vernal and Yorkshire fog are the most important exotic grasses on the hillsides.

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1.04 Erosion

Geological erosion is confined to the steep faces of East Dome.

Accelerated erosion is confined mainly to the higher altitudes and is largely due to the uncontrolled grazing methods practiced. Lack of stock control in the past has led to the partial denudation of sunny faces and knobs with some sheet erosion, generally to a fairly limited extent, being present on almost all of the hill country. Localised slips are confined mainly to the catchment of the Garvie Burn. Tunnel gullies occur on the terrace slopes facing the Mataura River.

Potential erosion is considerable, especially in the Kaikoura Steepland soils and higher Fairlight Steepland soils, and on the oversteepened slopes of East Dome on the Mataura River side. The Kaikoura Steepland soils on the shady side of East Dome still maintain a fair cover but they exist in a precarious equilibrium and there is a possibility of further sheet, wind, scree and gully erosion.

At higher altitudes and in wetter situations Fairlight Steepland soils tend to revert to scrub when burned.

An uncontrolled burn from an adjacent property has damaged the cover over a large area and caused some concern over increased erosion and reversion. Some areas of the alluvial Mataura flats are subject to periodic flooding with possible deposition of detritus. The neighbouring Cattle Flat run shows what could happen if the cover of Glenlapa is allowed to deteriorate. There are significant differences between the two runs, notably the slightly better structured soils on Glenlapa, but the similarities, especially in topography and relief, are sufficient to show what could happen. The flooding of the lower flats will be prevented by the Cattle Flat stopbanking scheme.

1.05 Land Use Capability Classes and Units

		<u>Area</u>	<u>(Approximate Hectares)</u>
Class II	IIe1	142	142
Class III	IIIe1	227	308
	IIIs1	81	
Class IV	IVe1	40	222
	IVe2	61	
	IVs5	121	
Class VI	VIe1	2672	3889
	VIe2	728	
	VIe7	267	
	VIe9	222	
Class VII	VIIe1	688	1417
	VIIe2	405	
	VIIe8	203	
	VIIe9	121	
	VIIIe6	121	
Class VIII	VIIIe9	101	222
			<u>6200</u>

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1.05 Land Use Capability Classes and Units (Contd)

Capability Units

Arable

- IIe1 A-B slope, dominantly in exotic grassland. Mataura sandy loam on the Mataura River flat floodplains and low terraces. These soils have a high natural fertility and will respond well to sulphur and lime. There is some danger of flooding and debris deposition from the Mataura River, apart from this there is no significant erosion. Thistles and gorse are problems.
- IIIe1 B Slope, dominantly exotic grassland, Nokomai fine sandy loams on undulating, dissected higher terraces. These soils have medium natural fertility and will respond to superphosphate and lime. There is no significant erosion, apart from a few tunnel gullies on the terrace edges but there is a strong possibility of wind erosion when cultivated, so shelter belts are recommended. Gorse is a problem especially where cultivation is difficult.
- IIIIs1 A Slope, exotic grasses, gorse and scrub. Mataura shallow sandy loams on the Mataura River floodplains. Although fairly shallow and in some cases stony, these soils still have a medium to high natural fertility, and will respond to topdressing. There is some danger of flooding and deposition from the Mataura River apart from this there is no significant erosion. Gorse is the most serious problem and will be very difficult to control. These soils are very suitable for farm forestry and are an ideal site for *Pinus radiata* or *Pseudotsuga menziesii* (Douglas Fir).
- IVe1 A-B Slope, some exotic grasses with hard tussock and rushes. Small areas of Wairaki silt loams on undulating terraces. These soils are poorly drained and are liable to wind erosion if cultivated. They cover a small area along the Dome Burn.
- IVe2 C Slope, dominantly exotic grasses. Nokomai fine sandy loams on easy rolling to rolling fans. These soils have a medium natural fertility and will respond to topdressing. There is no significant erosion but the soil is liable to wind and sheet erosion when exposed or cultivated.
- IVs5 B-C Slope, dominantly in exotic grassland, with native grasses, gorse and scrub especially around the terrace edges. This unit implies a soil limitation although it is a land limitation affecting practicability of use, however, it is conveniently placed in sub-class "s". The soils are Nokomai sandy loams on easy rolling to rolling very strongly dissected higher terraces. Apart from a few tunnel gullies along the terrace edges there is no erosion at the moment, but there is a possibility of wind or sheet erosion under cultivation.
- VIe1 The bulk of this unit is in hill soils within the Fairlight set, but comparable to Leithen Hill soils. There is a small area of Mossburn Hill on a locally higher concentration of loess in the vicinity of the track, and on the hillside facing the Garvie Burn there are local inclusions of a brown-granular loam associated with more basic rocks. (igneous intrusions) Both the Leithen Hill and Mossburn Hill soils are of low natural fertility but they will response to oversowing and topdressing. The brown-granular loams are much more fertile and will have a greater response to oversowing and topdressing.

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1.05 Land Use Capability Classes and Units (Contd)

Arable

VIe1 The cover is dominantly fescue tussock, sometimes with manuka or fern, and exotic grasses especially sweet vernal and yorkshire fbg.

Erosion is mainly confined to slight sheet although there are occasional local slips.

VIe2 This unit covers the upland yellow-brown earths within the Fairlight set including the lower and better structured phase of Fairlight Steepland soils, and the hill soils comparable to Leithen Hill. At higher altitudes some of the Fairlight soils are definitely gleyed. The cover is dominantly fescue tussock with manuka or fern, or snow tussock, especially on shady faces, and at higher altitudes. There are many rock outcrops. The erosion is generally moderate sheet and wind with local slips and small fell fields. Because these soils tend to be the higher altitude hill soils they are less responsive to oversowing and topdressing. This unit tends to grade into the units VIIe1 or VIIe2.

VIe7 As for Unit VIe1 only with the dominant vegetation scrub. The main scrub types are manuka, often blighted on the hills and cassinia and hebe at higher altitudes.

VIe9 As for Unit VIe1 only with the dominant vegetation fern, sometimes with smaller amounts of scrub included.

VIIe1 The soil of this unit is the steepland phase of the Fairlight Steepland set. These soils are at high altitude, from slightly below 914 m and upwards and have a very low natural fertility. There will be little response from oversowing and topdressing. The dominant vegetation is snow tussock with some fescue tussock, high altitude scrub and miscellaneous ground weeds. The cover at the moment is good but it could easily deteriorate. Fairlight Steepland soils are liable to wind, sheet and gully erosion. There are many rock outcrops especially on the sunny faces.

VIIe2 Moderately sheet and wind eroded Fairlight Steepland soils, with some local slipping. Otherwise as for VIIe1.

VIIe8 This unit includes all the major areas of native bush on the property. Most of these patches of bush are concentrated in steep gullies. Odd areas of bush could be included in Class VI but these are generally so small that they have either been included into this Unit (VIIe8) or possibly some other units. The main soil type is Waikaia Steepland. This soil erodes readily when cleared and because of this and the steepness of the gully sides where most of the bush is found, it is best left as is. The main species is beech with some totara and broadleaf.

VIIe9 Slight to moderately sheet and wind eroded Fairlight Steepland soils, with fern as the dominant vegetation. There are many rock outcrops and a large number of surface boulders.

1.05 Land Use Capability Classes and Units (Contd)

Water Shed Protection Land

The Class VIII land on this property is small in area but it can be conveniently divided into two units, corresponding roughly to the shady and sunny sides of East Dome.

VIIIe6 High altitude area in reasonable condition considering its situation. Wind and sheet erosion have been severe but there is still a reasonable cover of snowgrass (over 60%) remaining. There is one bad gully. The main soil type is the very erodable Kaikoura Steepland and the area is best left for Watershed Protection. The unit covers the area predominantly on the shady side of East Dome with an altitude ranging from slightly below 1220 m to the summit at 1350 m.

VIIIe9 Predominantly the sunny side of East Dome. Extensive areas of fairly stable scree with many rocks outcrops. There is extreme wind, sheet, gully, scree and geological erosion. Well over 60% of the original ground cover has gone and most of the soil. The remaining vegetation is mainly low alpine scrub and ground weeds with some snow and blue tussock. The sunny side of East Dome has been oversteepened by the Mataura River cutting in at its base. Kaikoura Steepland soils.

2. CONSERVATION PROGRAMME AND WORK SECTION

2.01 Soil and Water Conservation Problems

The severely to extremely eroded high country Class VIII land on East Dome, although relatively stable at the moment is liable to deterioration. Scree from the west face of East Dome could be a source of detritus to the Mataura River if the erosion became accelerated.

The Class VII and VI land surrounding East Dome and along the two main ridges is also liable to deterioration if regular burning and uncontrolled grazing continue.

The Nokomai soils on the fans and terraces are liable to both wind and sheet erosion.

The main danger to the fertile flats along the Mataura River, is from periodic inundation and deposition from floods. Approximately 90% of these flats will be protected by the Cattle Flat stopbanking scheme - Job 617/1 (previously 608) approved by Council on September, 1973 at a subsidy rate of 3 : 1.

2.02 Proposed Soil and Water Conservation Programme

Long term proposals are to:-

1. Retire the Class VIII and VII land of East Dome.
2. Establish blocks and oversow and topdress them to provide offsite grazing for the retired area.
3. Subdivide the potentially erodable Class VI and VII land.
4. Establish firebreak access to the East Dome area, to later link with a track on Nokomai Station.
5. Establish windbreaks on the wind erodable Nokomai soils.

2.02 Proposed Soil and Water Conservation Programme (Contd)

The proposals as set out above are those which should be achieved so as to allow the future development of run to continue along rational land use patterns. However, due to the indifferent financial situation at the present time, the initial programme is aimed at achieving the minimum necessary for erosion and vegetation control.

Therefore the retirement and provision of the appropriate offsite grazing will be delayed until such time as the property can adequately finance the local share of the oversowing and topdressing.

The programme will (i) subdivide the eroding and potentially erodible Class VII and VI land into four major blocks,
(ii) provide firebreak access to the East Dome area,
(iii) protect the arable terrace lands by way of windbreak establishment.

Should the financial situation improve then the retirement and offsite works will be added to the first five year programme.

Year 1 - Job 1 - Track A-B-C

The construction of 6.4 km of firebreak access track along the top of the ridge adjacent to the Mataura River will ensure that any necessary burning is controllable.

When the retirement of East Dome occurs this track will continue round the Dome and link up with Nokomai Station track system. This will protect the critical areas from uncontrolled fires.

A link from Glenlapa's present track to the firebreak will be established by the runholder.

Year 2 - Job 2 - Fence A-B-C

This conservation fence of 6.4 km, runs along the same ridge as the proposed firebreak and goes part way to isolating the dark Muddy Gully area from the sunnier face on the Mataura side. A short spur fence, to be erected by the owner, to a bushed gully near the Dome end of this fence will effectively separate the Mataura face from East Dome.

Year 1 - Job 3 - Windbreak Part F.G.

This is 200 metres of a 1 km windbreak across the Nokomai soils of the high terrace above the Mataura River.

Year 2 - Job 4 - Fence B-E

The erection of 4.8 km of conservation ^{fence} along this second major ridge of the property completes the isolation of Muddy Gully from the sunny faces both on the Mataura and Dome Creek sides.

Year 2 - Job 5 - Windbreak Part F-G

200 metres continuing on from Job 3.

Year 3 - Job 6 - Fence C-D

The separation of the lower east faces of East Dome will effect a decrease in stock pressure on the Dome Faces which at present suffer most from the lack of subdivision. The old flat standard fence is not redcemable and the erection of a new fence will ensure that the lower faces of East Dome (east side) can be controlled by stock rather than by fire.

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2.02 Proposed Soil and Water Conservation Programme (Contd)

Year 3 - Job 6 - Fence C-D

This area has been recently burnt and is a problem for regrowth without adequate subdivision. A continuation of the burning policy on this area is a very real erosion hazard. The length of the fence is 3.4 km.

Year 3 - Job 7, Year 4 - Job 8 and Year 5 - Job 9

The completion of the 1 km windbreak which will reduce wind erosion risk on part of the Nokomai soils of the high terrace. 200 metres per year.

2.02.1 Costs and Programme Estimates

Year	Job No.	Work	Cost Incl. Fees	Subsidy Rate	Subsidy
1	1	6.4 km Firebreak Access at \$300/km	2509	3:1	1882
	2	6.4 km Conservation Fence at \$1200/km	10036	1:1	5018
	3	0.2 km Windbreak at \$1000/km	261	3:1	196
1	1 to 3	Cost and Subsidy	\$12,806		\$7,096
2	4	4.8 km Conservation Fence	7527	1:1	3764
	5	0.2 km Windbreak	261	3:1	196
2	4 & 5	Cost and Subsidy	\$7,788		\$3,960
3	6	3.4 km Conservation Fence	5332	1:1	2666
	7	0.2 km Windbreak	261	3:1	196
3	6 & 7	Cost and Subsidy	\$5,593		\$2,862
4	8	0.2 km Windbreak	\$261	3:1	\$196
5	9	0.2 km Windbreak	\$261	3:1	\$196
1-5	1 - 9	Total Programme Costs and Subsidy	\$26,709	Various	\$14,310

2.03 MANAGEMENT PATTERNS

2.03.1 Present Stock and Management

Stock (Wintered 1974)

Sheep		Cattle	
2180	Half Bred Ewes	460	Breeding Cows (Inc. 120 Heifers)
3200	Romney Ewes	150	Heifer Calves
5380	Total Ewes	150	Steers
1836	Ewe Lambs	13	Bulls
250	Rams and Others		
7466	Total	773	Total

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2.03.1 Management

The hill flock ewes are wintered on top Mataura and Front Faces blocks, 500 on the former and 1700 on the latter. They are then brought to the paddocks for weaning and shearing and shifted to the Dome Block until mid April when they are tugged on the undeveloped terraces.

The paddock ewes (Romneys) and young sheep are run on the developed country all year except for two months (mid February to mid April) when 2000 older ewes are run on Dam Faces and Top Mataura blocks, 1000 on each.

The cows are run in Muddy and Dam Faces block for the winter and they calve on those two blocks. They are then mated on Round Hill, House One and House Two blocks and shifted to the undeveloped terraces until May. The young cattle (heifers) are run on Round Hill from May till July, and are then shifted to the improved flats for the rest of the year.

Although stock are put onto named blocks under the present management system the lack of subdivision allows stock to concentrate on the sunny areas mainly on the Dam Faces. Utilisation and control of rank vegetation in Muddy Gully is virtually nil, and the Front Faces is another area which is not well controlled by stock. The more usable country on the lower east side of the Dome also tends to sustain minimum utilisation. All these blocks have consequently suffered regular burning and the Dam Faces and Dome (lower east side) are in a somewhat critical position although present erosion is not yet serious.

Present subdivision is as follows:-

	ha	acs (approx)
House One	155	382
House Two	75	184
Round Hill	448	1106
Mataura, Muddy and Dam	3379	8354
Dome Block	1165	2880
Undeveloped Terrace	198	500
Terrace Paddocks etc.	684	1678

The lack of a stockproof fence between the Dome and Dam Blocks means that there is, in fact, one large unfenced tussock block of 4500 ha, with multiple aspect and varying vegetation, for stock to wander over at will.

2.03.2. Future Management

The aims of the management following the subdivision are to:-

- (a) Graze cattle only on the Dam Faces
- (b) To reduce sheep grazing on Front Faces and Dome Blocks
- (c) To increase pressure on Muddy Gully for vegetation control and
- (d) to improve separation of different age classes of sheep.

The Dam Faces, which used to receive virtually all the cattle grazing for seven months of the year and up to 2000 ewes for two months will now sustain only 300 breeding cows from May till September.

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2.03.2 Future Management (Contd)

The Front Faces will receive a reduction of 500 sheep (two tooth) but will be followed up by 300 cattle for 2½ months. This maintains about the same overall stocking rate for this block but ensures that the ranker growth will be more adequately controlled with a consequent reduction in the need to burn.

Dome block, instead of grazing all the hill flock will, under the improved subdivision, sustain only 800 ewes for 2½ months. The remaining hill flock ewes plus all the paddock ewes will be grazed in Muddy Gully for that period. Muddy Gully is also stocked with the breeding cow herd for October and November.

Round Hill will be used exclusively for young breeding stock, viz heifer and two-tooths, and the two House blocks will be for general use grazing, at shearing, stop gap for hoggets, A.I. cows and station hacks. Cultivation practices for the windbreak treeplanting will meet the requirements of Circular 1973/5 and will be specified in the agreement. Block sizes following the completion of the programme will be:-

	ha	ac (Approx.)
House One	155	382
House Two	75	184
Round Hill	448	1106
Muddy Gully	1153	2880
Dam Faces	950	2350
Front Faces)	790)	1956)
Top Mataura) Unfenced	1276 486)	3156 1200)
Dome Block	1165	2880
Undeveloped Terraces	198	500
Terrace & Paddocks etc.	684	1678
	6104	15086
Boundary Difference	98	241
	6202	15327

The provision of the fences, set out in this proposal, in conjunction with the changes in management should result in a marked decrease in erosion hazard and burning. Where stock pressures have been increased or altered on the new blocks a close watch will be maintained so as to avoid either undergrazing or overgrazing.

The retirement proposals, which are not planned for this programme, will involve the fencing off of approximately 735 ha and the displacement of 304 ewe equivalents on the basis of:

0.125 ee/ha	on Class VIII	(1ee/20 ac)
0.5 ee/ha	on Class VII	(1ee/5 ac)
1.0 ee/ha	on Class VI	(1ee/2½ac)

	ha	ee
Class VIII	229	29
Class VII	461	230
Class VI	45	45
	735	304

The area for offsite grazing provision will be determined at the time the proposal is able to be financed.

8

2.03.2 Future Management (Contd)

Stock Increases

Initially the stock increases will be cattle, but with the present prices and the poor outlook the rate of increase maybe less than the estimated 100 per year.

Some increases in the Hill Flock will occur as the fencing develops and relative utilisation of blocks can be determined.

2.03.3. Historical

The property was acquired in 1965 by Mr S.S. Keown at which time there was only 97 ha in improved pasture. There is now 420 ha improved pasture and 35 ha swedes which were utilised over winter.

Other improvements include 12km tracking
 18km fencing
 and Implement Shed

Although the production figures

1972/73

Lambing 84%
Calving 93%
Wool 3.65 kg/ewe

are not spectacular they have shown an improvement with the increase in english grass area, especially the calving.

Cattle have increased from 387 (270 b.cows) to 773 (460 b.cows) in the four years whereas sheep have generally remained constant.

2.04 Economics

As was mentioned earlier, the present financial position is not as sound as it could be. However, the local share of the work, proposed for the first three years of the programme, will be available through a marginal lands loan specifically for this purpose.

The remainder of the programme will be financed from income as will further work under amended or new programmes.

The work proposed in this programme should facilitate better stock management and therefore better production, fewer losses and lower mustering costs. These factors combined with any stock increases, should help to improve the financial position other things being equal.

PLAN PREPARATION

Survey	R.J. Hobbs
Planning	A.D. Horn
Acknowledgements	Mr R. Keown Glenlapa Station
	Mr P. McLeod Department of Lands and Survey

14/12/10

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COSTS AND SPECIFICATIONS

Conservation Fencing

Seven No. 8 plain wires and one barb. 350 posts/waratahs per km with strainers, stays and gates as required.

Costs

Materials	675
Freight and Laying Out	100
Labour	<u>425</u>
	\$1200/km

Firebreak Access

Estimate of \$300/km

NRK

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APPENDIX I

Actual Farmers Costs and Net Subsidy

The following table shows the actual estimated costs which will have to be met by the farmer for all jobs incorporated in the S.W.S.P. It allows for the deduction of fees and shows the net subsidy return to the farmer assuming actual costs equal estimated costs.

<u>WORKS</u>	<u>EST. COSTS</u> (Incl. 10% Cont)		<u>NET SUBSIDY</u>	<u>ACTUAL</u> <u>FARMERS COST</u>
<u>1st Year Programme</u>				
6.4 km Firebreak Access at \$300	\$2112	(3:1)	1369 (64.8%)	743
6.4 km Conservation Fence at \$1200	8448	(1:1)	2965 (35.1%)	5483
0.2 km Windbreak at \$1000	220	(3:1)	143 (64.8%)	77
	<u>\$10780</u>		<u>\$4477</u>	<u>\$6303</u>
<u>2nd Year Programme</u>				
4.8 km Conservation Fence @ \$1200	6336	(1:1)	2224 (35.1%)	4112
0.2 km Windbreak at \$1000	220	(3:1)	143 (64.8%)	77
	<u>\$6556</u>		<u>\$2367</u>	<u>\$4189</u>
<u>3rd Year Programme</u>				
3.4 km Conservation Fence @ \$1200	4488	(1:1)	1575 (35.1%)	2913
0.2 km Windbreak @ \$1000	220	(3:1)	143 (64.8%)	77
	<u>\$4708</u>		<u>\$1718</u>	<u>\$2990</u>
<u>4th Year Programme</u>				
0.2 km Windbreak at \$1000	\$200	(3:1)	\$143 (64.8%)	\$77
<u>5th Year Programme</u>				
0.2 km Windbreak at \$1000	\$220	(3:1)	\$143 (64.8%)	\$77

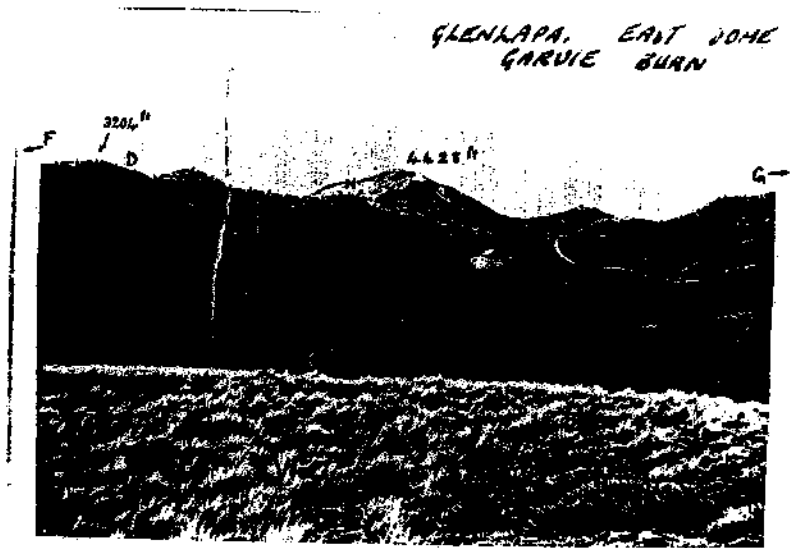
Total Costs for Programme = \$22,484
 Net Subsidy (From Estimates) \$8,848
 Net Cost to Farmer
 (From Estimates) \$13,636

HR 10

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A

GLENLAPA, EAST DOME
GARVIE BURN



View of muddy Gully

Fence FDHC is equivalent to Fence ABC on enclosed map. Fence HG is equivalent to BE on enclosed map.

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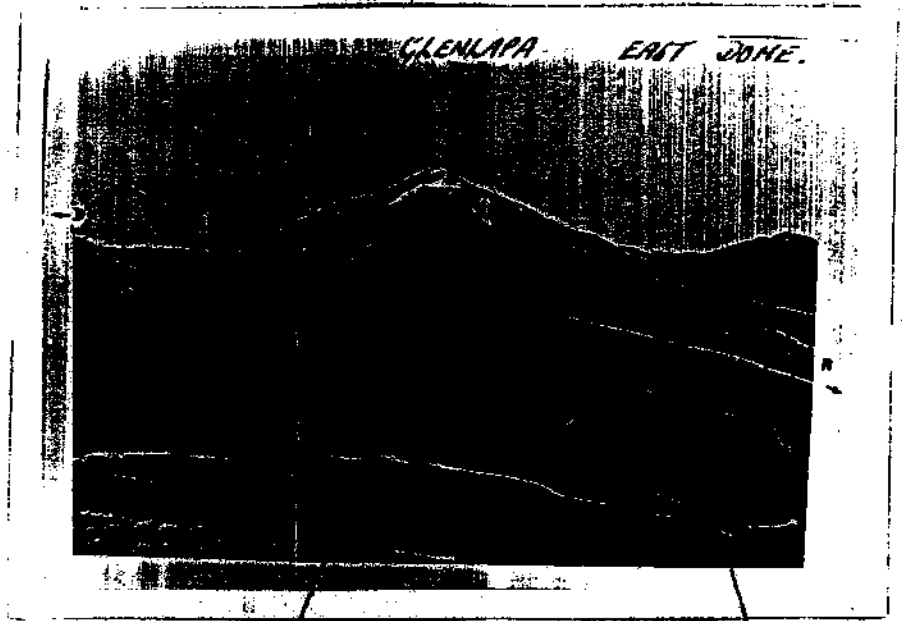
GLENLAPA



Muddy
Gully
BIK

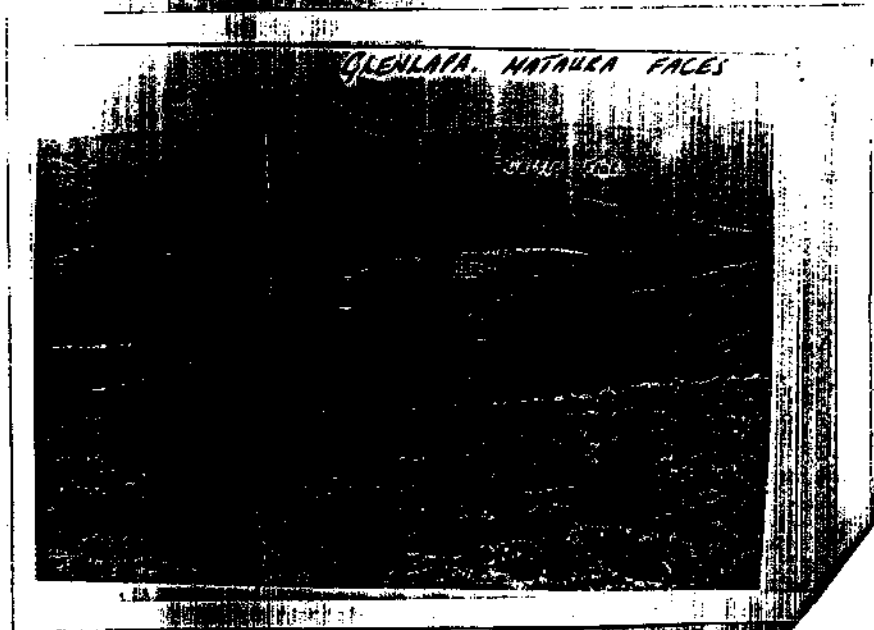
A
Fence
BA

Fence AC is equivalent to fence CD on enclosed map.



View of ~~both~~ faces and Dome BIK.

Fence CA is ~~equivalent~~ to fence CD on enclosed map.



View of Terraces and ~~peaks~~

UNDER THE
INFORMATION ACT

APPLICATION FOR REGISTRATION OF A LAND IMPROVEMENT
AGREEMENT UNDER THE SOIL CONSERVATION AND RIVERS
CONTROL AMENDMENT ACT 1959

TO: The District Land Registrar,
Invercargill.

PURSUANT to the provisions of the Soil Conservation and Rivers
Control Amendment Act 1959 I, ALASTAIR JOHN MCKELLAR of
Invercargill Secretary an authorised officer in relation to a
land improvement agreement made with SOUTHLAND CATCHMENT BOARD
DEPOSIT HERewith a duplicate of a land improvement agreement
duly certified by me and I CERTIFY that the agreement is one
that may be registered against the land hereinafter described
and I HEREBY APPLY for the registration of the agreement
against the land.

Land Affected by Registration :

Name : HAROLD ROSS KEOWN of Cattle Flat, Farmer (one-third)
IRIS MAY KEOWN of Cattle Flat, Married Woman (one-
third) and the said HAROLD ROSS KEOWN and IRIS MAY
KEOWN (jointly inter se as Executors in the Estate
of Stanley Shirley Keown, Deceased as to the remain-
ing one-third share) as tenants in common in equal
shares

Situation: "Glenlapa Station" Balfour, Garvie, Nokomai and
Hokomui Survey Districts

Total Area: 15,358 acres 3 roods 0 perches (comprising 15,324
acres Pastoral Lease and 34 acres 3 roods Fee Simple)

Description of Pastoral Lease Affected:

An Estate as Lessee in all that parcel of land
situated in the Garvie and Nokomai Survey Districts
containing 15,324 acres more or less being Lot 1
Deposited Plan 2260 being part of runs 326 and 326A
Blocks II III IV V VI and VII Garvie Survey District
and part of run 398 Block V Nokomai Survey District
and being all the land in Pastoral Lease No. P. 20
recorded in Register Book Volume 193 Folio 205
Southland Registry

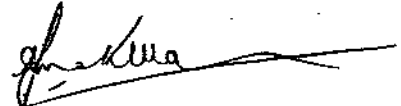
Description of Fee Simple Land Affected:

All that parcel of land situated in Hokomui Survey
District containing 34 acres 3 roods 0 perches more
or less being part Section 645 Block IV of the said
Survey District the said parcel of land being more
particularly shown on Deposited Plan 924 and being
all of the land comprised and described in Certificate
of Title Volume 119 folio 139 Southland Registry

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DATED at Invercargill this 8th day of August 1975

SOUTHLAND CATCHMENT BOARD



Secretary

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APPLICATION FOR REGISTRATION OF A LAND
IMPROVEMENT
AGREEMENT UNDER THE SOIL CONSERVATION AND
RIVERS CONTROL AMENDMENT ACT 1959

~~022807.3 Memorandum of Priority giving
Mortgage 022807.4 priority over the
within Mortgage 5.4.1977 at 10.35 a.m.~~

[Signature]
A.L.R.

IN THE MATTER OF AN AGREEMENT

BETWEEN SOUTHLAND CATCHMENT BOARD

1st Part

A N D HAROLD ROSS KEOWN
IRIS MAY KEOWN

2nd Part

*022807.8 Memorandum of
Priority giving mortgages
022807.4, 022807.5 and 022807
priority over the within Agreement
5.4.1977 at 10.35 a.m.*

[Signature]
A.L.R.

06607.1 Capital Notice proclaiming parts
CT. 193/206 (2.469 ha) (618m²) to be
taken for road 4-2-1981 at 9.30am

0665574 Surrender of CT. 193/206 as to
Sections 2, 3 and 4 Block 10 Corvii
District (988.02ha) 19-2-1981 at 9.45am.

[Signature]
A.L.R.

121334.3 Memorandum of Priority giving mortgage
121334.2 priority over the within Agreement
6.8.1985 at 11.50 a.m.

[Signature]
A.L.R.

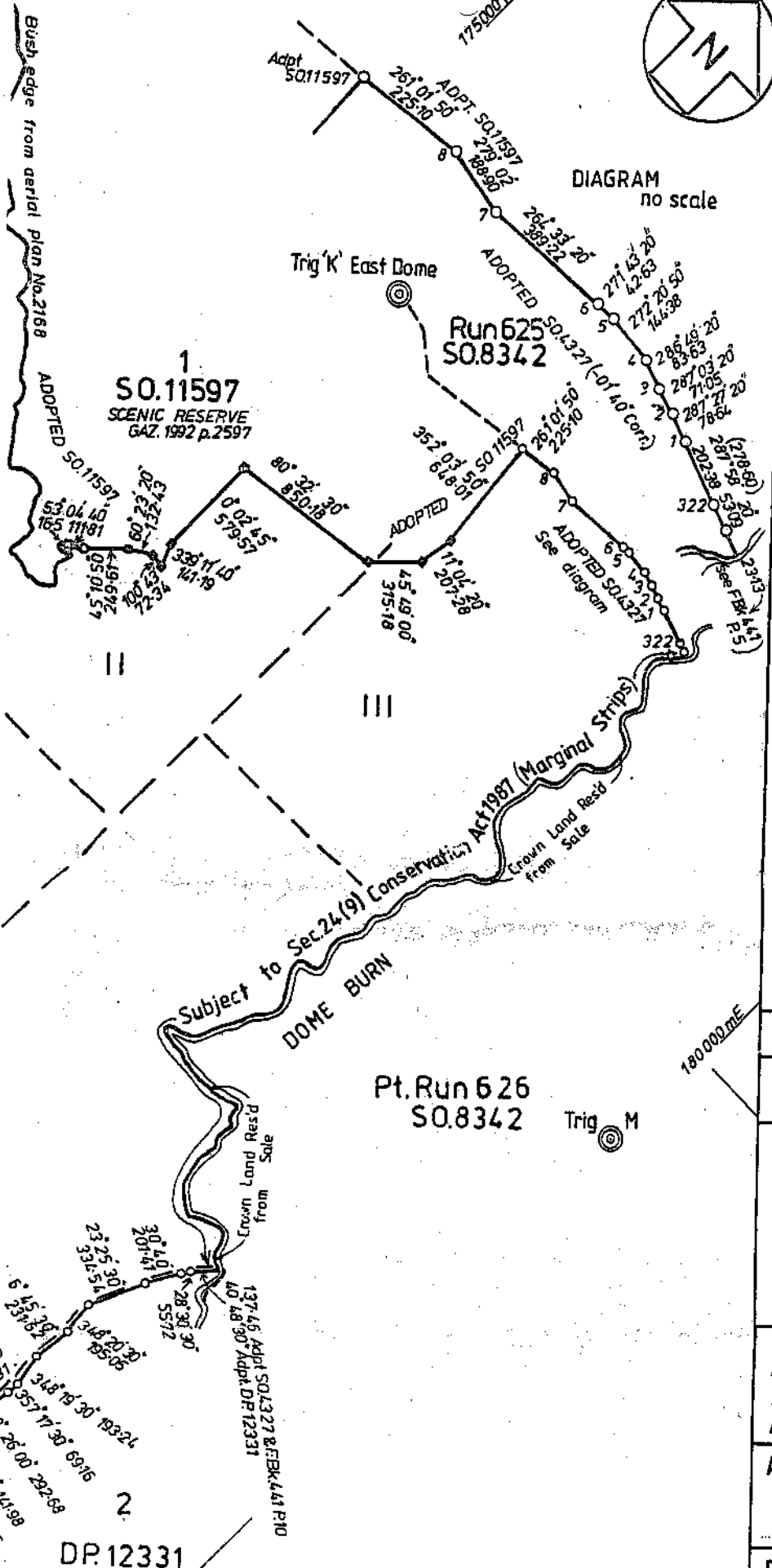
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Macalister Bros.,
Solicitors,
Invercargill.



June 11 2 42 PM '78

003757.1
5/258
69659
DISTRICT
19/7/2006



Approvals

NOTE
 DOME BURN STREAM POSITION HAS BEEN FIXED
 FROM MAP NZMS 270 F44A WHICH WAS PLOTTED FROM
 AERIAL PHOTOS SN.5893 A1-3 FLOWN 14/2/1980.

DATUM GEODETIC 1949
 CIRCUIT NORTH TAIERI
 ORIGIN TRIG A
 700000mN 300000 mE

Total Area

Comprised in R.B. 193/206

I, Robert Nelson Beck
 Registered Surveyor and holder of an annual practising certificate for who
 may act as a registered surveyor pursuant to section 25 of the Survey Act
 1986) hereby certify that this plan has been made from surveys executed
 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 Invercargill this 15th day
 of JANUARY 1993. Signature R.N. Beck

Field Book p. Traverse Book p.
 Reference Plans D.R. 2260, 12331
SO. 4327, 9585, 9708, 11597
 Examined K. Maxwell Correct

Approved as to Survey
2/08/93 [Signature]
 Acting Chief Surveyor

Deposited this day of 19.....

District Land Registrar

File 75/1060/01
 Received 21/1/93 K. Bice
 Instructions 960374

SO 11911

TERRITORIAL AUTHORITY Southland District

COMPILED BY DEPT. OF SURVEY & LAND INFORMATION

Scale 1: 25,000 Date Nov 1992

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**OPUS INTERNATIONAL CONSULTANTS LIMITED
DUNEDIN OFFICE**

Project Number NLI 0201105YD

This report has been prepared on the instruction of Land Information New Zealand and is undertaken for the purposes of the Crown Pastoral Leases Act 1998.

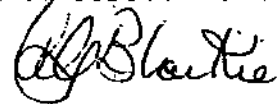


LAND STATUS REPORT for Glenlapa	
Property	1 of 1
Land District	Southland
Legal Description	Part Lot 1 DP 2260
Area	4471.7458 ha
Status	Endowment for Primary Education vested in the Minister of Education and administered as a Pastoral Lease under the Land Act 1948 subject to Pastoral Lease P 20.
Instrument of title / lease	CL 193/206
Encumbrances	Subject to 1) Marginal Strips as defined in SO 11911. 2) Agreements pursuant to Conservation and Rivers Control Amendment Act 1959 registered as 003757.1 and 063817.1 3) Conservation Covenant pursuant to Section 77 of the Reserves Act 1977 registered as 184324.2
Mineral Ownership	Mines and Minerals are owned by the Crown because the land has never been alienated from the Crown since its acquisition for settlement purposes from the former Maori owners under the Murihiku Purchase of 1853.
Statute	The Education Lands Act 1949 [by virtue of the Section 21], Land Act 1948 and Crown Pastoral Land Act 1998.

Data Correct as at	08 July 1999
--------------------	--------------

Prepared by	G Patrick 
Crown Accredited Agent	Opus International Consultants Ltd, Dunedin

Certified correct as to status

Dep. 
Chief Surveyor
 Land Information New Zealand, Invercargill.
 02 / August / 1999

Notes - This information does not affect the status of the land but was identified as may be requiring further investigation at due diligence stage. See Pastoral Standard 6.

SO 11597 a plan of Section 1, surrendered from the lease and subsequently gazette for scenic reserve, notes that Section 1 has no legal access. There are no indications if access is obtained through the pastoral lease but there is nothing registered against the lease.

DP 2260 notes that the area of 15324a-0r-00p includes Mountain Roads and Water Race Reserves.

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Research Data: Some Items may be not applicable

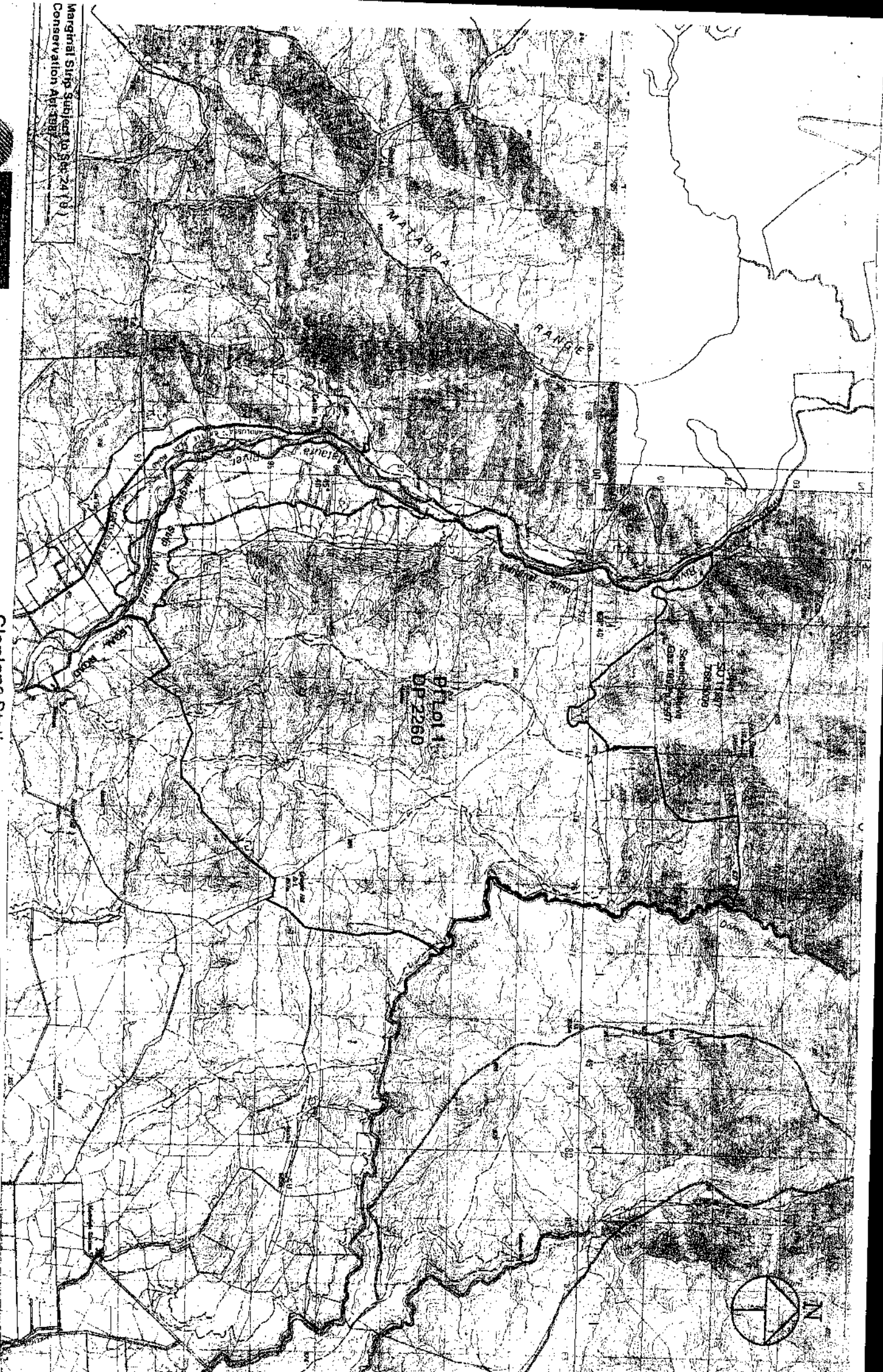
Property	1	of	1
SDI Pt	Obtained		
NZMS 261 Ref	Yes / No		
Local Authority	F43 , F44 and E44		
Crown Acquisition Map	Southland District Council		
SO Plan	Murihiku		
	<p>DP 2260 dated April 1915 being a plan of Lot 1. SO 4327 dated April 1915 being a plan of Part Runs 326, 326A and 398. SO 4328 dated April 1915 being a plan of Lot 1, Part of Runs 326 & 326A and Lots 2 - 4 Pts of Run 326A. SO 9708 dated October 1979 being a plan of Sections 2,3 and 4 Blk VI Garvie SD SO 11911 dated August 1993 being a plan of Waterways in Pt Lot 1 DP 2260 along which S24 Conservation Act 1987 applies. SO 11597 dated August 1990 being a plan of Section 1.</p>		
Relevant Gazette Notices / Documents	<ul style="list-style-type: none"> - Otago Provincial Gazette 1875 page 459 - New Zealand Gazette 1878 page 841 - New Zealand Gazette 1916 page 30 - Memorandum of Renewal 183958.1 - Land Improvement Agreements 3757.1 & 063817.1 - GN 066070.1 Land for Road [NZ Gazette 1981/94] - GN 202585.1 Reservation of land [NZ Gazette 1992/2597] - Conservation Covenant 184324.2 - Memo of Partial Surrender 193147.2 		
CT Ref / Lease Ref	<ul style="list-style-type: none"> - 193/206 - Current Pastoral Lease. - 167/83 Licence to Occupy Education Endowment Lands for Pastoral Purposes. - CT 119/134 [Search copy dated 21/5/1978 obtained from Lands and Survey file P20] Subject to the Education Reserves Act 1908. Cancelled pursuant to Section 185 Land Act 1948. Note that at the time of cancellation the lease granted as 167/83 had not been noted against this title. Had it been noted the title would not have cancelled at the time it did. 		
Legalisation Cards	SO 11597 & 4328 attached. No cards for other plans mentioned in SO Plan box above.		
CLR	Copy attached. Confirms Pastoral Status as at 31/03/87.		

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Property 1 of 1	
Allocation Maps (if applicable)	Copy of DOC maps attached. LINZ Invercargill has advised [verbally] that there are no other allocations affecting the subject land.
VNZ Ref - if known	29290/300. Not Searched
Crown Grant Maps	Not applicable
If Subject land Marginal Strip : a) Type [Sec 24(9) or Sec 58] b) Date Created c) Plan Reference	a) i- Strip adjoining Mataura River Reserved under Section 58 of the Land Act 1948. ii- Strip adjoining Dome Burn S24(9) b) i- SO 4327 ii- 1/7/90 on renewal of lease c) SO 11911.
f Crown land - Check Irrigation Maps.	Not searched. No instruments registered on lease.
Mining Maps	Not searched. No instruments registered on lease.
If Road a) Is it created on a Block Plan - Section 43(1)(d) Transit NZ Act 1989 b) By Proc	a) SO Plan Not applicable b) Proc Plan c) Gazette Ref
Other Relevant Information a) Concessions - Advice from DOC or Knight Frank. b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998 c) Mineral Ownership	a) b) <input 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 Murihiku Purchase of 1853. <input type="checkbox"/> Contained in [provide evidence]. d)
) Other Info	

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Marginal Strip Subject to Sect 24 (1)(b)
Conservation Act 1991



Glenlapa Station

Scale 1:5000

0 100 200 300 400 500 600

DP 11
DP 2260

Section 24(1)(b)
S11807
DP 2260



Version 1 2 3 4 5

Southern Land District Sheet 1 of 1
NZMS 260 F43 F44 & Eff. Districts

OPERATION ACT