

Crown Pastoral Land Tenure Review

Lease name : KIRKLISTON

Lease number : PT 119

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.

June 04



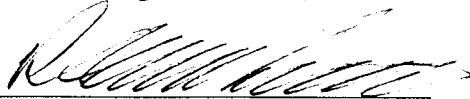
**DUE DILIGENCE REPORT
CPL PRE TENURE REVIEW ASSESSMENT STANDARD 6:**


File Ref: 119.01	Report No: R0223	Report Date: 20 June 2000
LINZ Ref: 12726		
Office of Agent: Timaru	LINZ Case No:	Date sent to LINZ: 21 June 2000

RECOMMENDATIONS

1. That the Commissioner of Crown Lands or his delegate **note** this Due Diligence Report which has been prepared in accordance with the Pre Tenure Review Assessment Standard;
2. That the Commissioner of Crown Lands or his delegate **note** the following incomplete actions which require action by the Manager Crown Property Contracts or other party,
 - Memorandum of Variation of Lease to effect the retirement from grazing of 891 hectares in terms of the Soil and Water Conservation Plan. Following survey the area to be surrendered from the lease. Survey has currently not been completed. An unregistered document is on the file under Folio 406 dated 17 May 1985.

Signed for Knight Frank (NZ) Limited


R A Ward-Smith Manager - Timaru


G L Holgate LKD Manager

Approved/Declined (pursuant to a delegation from the Commissioner of Crown Lands) by:

Name:

Date of decision: / /

1. Details of lease:

Lease Name: Kirkliston
Location: Lower Mackenzie Basin
Lessee: Haldon Station Limited Ltd
Tenure: Pastoral Lease
Term: 33 years from 1 July 1998
Annual Rent: \$1,500
Rental Value: \$100,000
Date of Next Review: 1 July 2009
Land Registry Folio Ref: 6B/313
Legal Description: Part Run 329 and Rural Section 41303 Mackenzie, Hewlings and Dalzell Survey Districts
Area: 7,521.3143 hectares

2. File Search

Files held by Agent on behalf of LINZ:

File Reference	Volume	First Folio Number	Date	Last Folio Number	Date
Pt 119	I	109	3 May 1965	257	25 August 1982
Pt 119	II	258	13 January 1981	401	15 November 1989
Pt 119	III	402	18 December 1989	477	8 June 1999

15 May 1985 Memorandum of Variation of Lease to effect the retirement from grazing of 891 hectares in terms of the Soil and Water Conservation Plan. Following survey the area to be surrendered from the lease. Currently survey is still being awaited. Note the 891 hectares includes POL land.

Other relevant files held by LINZ:

File Reference	Volume	First Folio Number	Date	Last Folio Number	Date
5200-D-13-K02			20 July 1995		28 February 1997
CPL-0410-12726			1 March 1997		Current File

3. Summary of lease document:

Terms of lease

Pastoral Lease under the Land Act 1948 made on the first day of July 1965 between Her Majesty the Queen and James Ian Innes of Fairlie, Sheep Farmer. Transfer 971497/19 to Haldon Station (1991) Limited on 19 December 1991. The name of the above company was changed to Haldon

Station Limited by document A268704/1 on 13 November 1996. The area of land contained being by estimation 18,170 acres amended by Certificate of Alteration 95132/2 on 26 August 1976 to 7,540 hectares. The term is 33 years and was renewed by extending the term for a further 33 years from 1 July 1998 by virtue of document A342672.1 registered 12 March 1998. A variation in the same document provided for 11-year reviews of rent pursuant to the Land Act 1948.

Stock Limit set in the Lease

Not more than 3520 sheep which number shall not include more than 500 breeding ewes, nor more than 60 cattle, which number shall not include more than 50 breeding cows, provided however that the lessee may with the prior written consent of the Land Settlement Board carry such additional stock on such terms and conditions as may therein be specified.

Variation of Lease registered 19 December 1991 requiring the consent of the Commissioner of Crown Lands to the transfer of shares where the holder is a company.

From Status Check:

File records of legal description reconciled.

Term of lease reconciled from file records.

Area reconciles with title area

Area adjustments

Incorporations and surrenders have been reconciled with original metric area shown on the title these are the same as shown in the database and file records.

Title area reconciliation	Hectares	Balance
Certificate of Alteration - 95132/2 26/8/76	7540	
RS 41302 surrendered - 688948/1 24/6/87	-18.7865	7521.2135
Sec 113 incorporation - 688948/2 24/6/87	0.1008	7521.3143

Registered interests

Transfers and Transmissions Registered Against the Lease:

- 1 Lease issued in the name of James Ian Innes with the title registered 12 July 1966
- 2 Transfer 971497/19 to Haldon Station (1991) Limited at Auckland on 19 December 1991.
Note: The name of the company was changed to Haldon Station Limited registered 13 November 1996.

Encumbrances Registered Against the Lease:

- 1 No mortgages registered
- 2 Land Improvement Agreement under the Soil Conservation and Rivers Control Act 1941 registered as Document 503027/1 on 17 August 1984.
- 3 Land Improvement Agreement pursuant to the Soil Conservation and Rivers Control Act 1941 registered as Document 995058/1 on 22 May 1992.

- 4 Subject to Part IVa Conservation Act 1987 upon disposition
- 5 Right-of-Way in Gross over part marked “T” on SO Plan 15566 in favour of Her Majesty the Queen registered as Document 688948/3 on 24 June 1987.
- 6 Right-of-Way over part marked “T” on SO Plan 15566 appurtenant to Rural Section 41297 contained in Pastoral Lease 32A/379.

Unregistered interests

- 1 Memorandum of Variation of Lease to effect the retirement from grazing of 891 hectares in terms of the Soil and Water Conservation Plan. Following survey the area to be surrendered from the lease. Survey has currently not been completed. An unregistered document is on the file under Folio 406 dated 17 May 1985.

4. Summarise any Government programmes approved for the lease:

Soil and Water Conservation Plan No 10 registered as Document 503027/1 had as its objective for the third five-year programme the conservation of and best sustainable use of the soil and water resources of the property through the following objectives applicable to the pastoral lease area:

- Conservation of soil and the improved utilisation of available herbage on the dry hill country of the property.
- The improvement of the cover on the hills and steep lands through retirement, fencing and surface sowing of seed and fertiliser.

The plan showed extensive oversowing and topdressing through all the lower country on the pastoral lease together with additional fencing. The lessee proceeded with tremendous enthusiasm and appears to have completed all works. A significant aspect of the plan was the retirement of 891 hectares (which included approximately 222 hectares of POL being Part Run 329A) with future surrender of the land from the lease.

A Rabbit and Land Management programme was also drawn up in August 1991 for a programme costing \$366,690 of which 50% was for land restoration measures, 36% for primary and secondary poison control, and the remaining 14% for netting fences. Note that this was distributed over both the freehold and pastoral lease tenures. The largest portion of the direct drilling (land restoration) included 1190 hectares on the pastoral lease. Much of this was reseeding of former works under the Soil and Water Conservation Plan. This latter programme is secured against the property registered as document 995058/1.

5. Summary of Land Status Report:

A Land Status Report was submitted to your agent Knight Frank (NZ) Ltd by Opus International under cover of letter dated 11 November 1999. The Status Report confirms the area is Crown Land under the Land Act 1948. This includes RS 41303 acquired by the Crown pursuant to the Land Act 1948 as part of an exchange being a boundary adjustment with the adjoining farm

settlement now pastoral lease File Reference Pt 133. It confirms that mines and minerals are owned by the Crown and is subject to two Rights of Way, two Land Improvement Agreements and Part IVa of the Conservation Act 1987 upon disposition.

A copy of the Status Check is appended.

6. Review of topographical and cadastral data:

A review of cadastral data superimposed upon topographical representation indicates that most boundaries are fenced. The exceptions being part of the boundary adjoining RS 33976 (freehold owned by the holder) along a length of approximately 1,000 metres and the boundary with Part Run 329A being Crown Land, formerly POL (expired), in the south west and south-east corners of the property. This latter area was formerly occupied by the holder. None of these unfenced boundaries is likely to cause any difficulty if tenure review was completed as the latter would adjoin land likely to be designated to be restored to the Crown and the former would adjoin land likely to be designated freehold, and disposed of to the holder.

One legal unformed road transects the property along the valley of Hay Stream. It is central in the property and leads to a saddle beyond which is Deep Stream leading south to the Waitaki River Valley.

The only known matter of historic interest is the rabbit fence running from the eastern boundary near spot height 1108 to about the confluence of Hay Stream and Stony River. It is part of the “Government Rabbit Fence” built in the late 1800s to try to prevent the movement of rabbits from Otago into Canterbury, still in reasonably good condition and is of historical significance. There are no known telecommunications sites, or other historic places or other matters of note known to the agent.

7. Details of any neighbouring Crown or conservation land

The former Pastoral Occupation Licence (File Ref OT31 being Run 329A containing approximately 222 hectares) adjoins in two lots at the south-west corner and south-east corner of the property. It is high altitude principally Class VIII land that was leased with a nil stock limit on POL, now expired, to the holder when the pastoral lease was issued.

8. Summarise any uncompleted actions or potential liabilities:

There is a commitment to surrender 891 hectares (including approximately 222 hectares former POL) retired from grazing through a Soil and Water Conservation Plan. The surrender document has been signed by all parties but not registered against the lease and surrender cannot take place until survey is completed.

It is most probable that under tenure review, the pastoral lease land adjoining would be designated to be restored to or retained in full Crown ownership for conservation purposes, and would include the area in the agreement proposed to be surrendered.

APPENDICES

1 Land Status Check

OPUS INTERNATIONAL CONSULTANTS LIMITED
CHRISTCHURCH OFFICE

APPENDIX A

Project Number G 002-53SR-006YC

This report has been prepared on the instruction of Land Information New Zealand in terms of Contract No: 50176 dated 23 September 1999 and is undertaken for the purposes of the Crown Pastoral Land Act 1998.

LAND STATUS REPORT for Kirkilston Station		LIPS Ref 12726
Property	1	of 1

Land District	Canterbury
Legal Description	Part Run 329 and Rural Section 41303 situated in Block XIV Mackenzie and Blocks IV and VIII Hewlings and I II V VI VII and IX Dalzell Survey Districts.
Area	7521.3143 hectares
Status	Crown Land under the Land Act 1948.
Instrument of title / lease	Balance Pastoral Lease 6B/313 pursuant to Section 66 and registered under Section 83 of the Land Act 1948.
Encumbrances	Subject to: <ol style="list-style-type: none"> 1. Right of Way in gross over part (shown “T” on SO Plan 15566) registered as No. 688948/3 reserved in favour of Her Majesty The Queen. 2. Right of Way over part shown T on SO Plan 15566 appurtenant to Rural Section 41297 contained in Pastoral Lease 32A/379. 3. Land Improvement Agreement No. 503027/1 under the provisions of the Soil Conservation and Rivers Control Act 1941. 4. Land Improvement Agreement No. 995058/1 pursuant to the Soil Conservation and Rivers Control Act 1941. 5. Part IVA of the Conservation Act 1987 upon disposition.
General Ownership	Pt Run 329 – Mines and minerals are owned by the Crown because the land has never been alienated from the Crown since its acquisition in 1848 for settlement purposes from the former Maori owners under Kemps Deed. RS 41303 (formerly Part Lot 3 DP 2739) This area was acquired by the Crown, pursuant to the Land Act 1948, as part of an exchange and not for a public work. The transfer to the Crown was of the total estate including the mines and minerals and therefore the Crown would be at liberty to invoke the standard mineral restrictions upon disposition.
Statute	Land Act 1948 and Crown Pastoral Land Act 1948.

Data Correct as at	9 November 1999
[Certification Attached]	Yes

Prepared by	Don McGregor
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LAND STATUS REPORT for Kirkilston Station			LIPS Ref 12726
Property	1	of	1

Crown Accredited Agent	Opus International Consultants Ltd, Christchurch
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<p>Notes : This information does not affect the status of the land but was identified as possibly requiring further investigation at the due diligence stage : See Crown Pastoral Standard 6 paragraph 6.</p>	<ol style="list-style-type: none"> 1. Pastoral Lease 6B/313 contains a notation for Section 58 strips to be excluded from the lease and this situation was perpetuated at renewal in 1998 (albeit the strips were deemed to be marginal strips under Section 24(3) of the Conservation Act 1987). SO 14076 denoted that Run 329 was subject to Section 58 along rivers and streams over 3 metres in width but there was no specific definition. From correspondence on file, it would appear that action was under way to define the applicability of marginal strips. This has not occurred to date. Until the marginal strips are defined they remain as "notional". 2. Unformed legal road intersects the property but follows neither the Hay Stream nor existing tracks to any extent. Consideration should be given to the transfer of the road or parts to the Crown for incorporation into the lease in exchange for practical access. 3. A condition of transfer to the current lessees was that they agree to the surrender of approximately 891 hectares. Survey was initiated in the early 1990's and is still outstanding. Survey remains an impediment to formal surrender and subsequent setting apart for conservation purposes. 4. It is noted that Part Run 329A on the SE boundary has been fenced in with this property. If this area has not been earmarked for surrender it should be considered for incorporation into the lease prior to Tenure Review.
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LAND STATUS REPORT for Kirkilston Station			LIPS Ref 12726
Property	1	of	1

Research Data: *Some Items may be not applicable*

SDI Print Obtained	Yes
NZMS 261 Ref	I 39
Local Authority	Waimate District Council
Crown Acquisition Map	Kemps Deed; SO 15502
SO Plan	<p>SO 98 – Plan of Gladstone, Mackenzie, Hewlings and Dalzell Survey Districts</p> <p>SO 14076 (approved 11/8/1976) – Defining Run 329A and Run 329.</p> <p>SO 15501 (approved 26/8/1981) – Defining RS 41302.</p> <p>SO 15502 (approved 26/8/81) – Defining RS 41303</p>
Relevant Gazette Notices	NA
CT Ref / Lease Ref	Balance Pastoral Lease 6B/313 pursuant to Section 66 and registered under Section 83 of the Land Act 1948.
Legalisation Cards	NA
CLR	Confirms Pastoral Status
Allocation Maps (if applicable)	Not allocated. Extracts of SOE (SO 17057) and DOC (17108). Allocation maps attached.
VNZ Ref - if known	VR 25170/12300
Crown Grant Maps	NA
If Subject land Marginal Strip :	
a) Type [Sec 24(9) or Sec 58]	a) See notes above
b) Date Created	b) NA
Plan Reference	c) NA

LAND STATUS REPORT for Kirkilston Station		LIPS Ref 12726
Property	1	of 1

Research – continued

If Crown land – Check Irrigation Maps.	NA
Mining Maps	NA
<p>If Road</p> <p>a) Is it created on a Block Plan – Section 43(1)(d) Transit NZ Act 1989</p> <p>b) By Proc</p>	<p>a) SO Plan - Not created by SO Plan 98L. Is either Crown Grant Road or legal road under Section 110A of the Public Works Act under authority of Topo Plan 9T.</p> <p>b) Proc Plan</p> <p>NA</p> <p>c) Gazette Ref</p> <p>NA</p>
<p>Other Relevant Information</p> <p>a) Concessions – Advice from DOC or Knight Frank.</p> <p>b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998</p> <p>c) Mineral Ownership</p> <p>d) Other Info</p>	<p>a) No current DOC concessions in existence. DOC has identified area for surrender that has as yet not been gazetted. Existence of concessions administered by Knight Frank not determined.</p> <p>b) Searched. NA.</p> <p>c) Either</p> <p>Pt Run 329 <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 Kemps Deed.</p> <p>RS 41303 In 1987 as part of an exchange proposal with the adjoining Highland Farm Settlement, RS 41302 was surrendered and RS 41303 (part Lot 3, DP 2739) incorporated into the lease. At the time of the Crown’s acquisition from Lincoln College in 1965 (by Transfer 674297) Part Lot 3 was held in CT 431/25. My investigations have revealed the earliest title to be CT 249/300 (Warrant 5C/19) and all interests remain with this title unless otherwise memorialised. The original and subsequent titles bear this out and there have been no subsequent memorials relating to mineral interests. The Transfer records that the college transferred all its interests in the land as Crown Land subject to the Land Act 1948. Because of this, the fact the College land was not acquired for a public work, was under crown control and the exchange proposals, the Crown would be at liberty to invoke the standard Crown minerals clause upon disposition.</p> <p>d) NA</p>

OPUS INTERNATIONAL CONSULTANTS LIMITED
CHRISTCHURCH OFFICE

APPENDIX B

Project Number : G 002 – 53SR – 006 YC

This report has been prepared on the instruction of Land Information New Zealand in terms of Contract No: 50176 dated 23 September 1999 and is undertaken for the purposes of the Crown Pastoral Land Act 1998.

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Statute	Land Act 1948 and Crown Pastoral Land Act 1998.

Data Correct as at	13 October 1999
[Certification Attached]	Yes

Prepared by	Don McGregor
Crown Accredited Agent	Opus International Consultants Ltd, CHRISTCHURCH

Certification:

Pursuant to section 11 (1) (l) of the Survey Act 1986 and acting under delegated authority of the Surveyor – general pursuant to section 11(2) of that act, I hereby certify that the land described above is Crown Land subject to the Land Act 1948.

R. Moulton

R Moulton, Chief Surveyor
Land Information New Zealand, Christchurch

Date...^{15/10}.../1999

CERTIFICATION

Report to the Chief Surveyor, Christchurch, for a certification of a Status Investigation in respect to Kirkliston Station.

1. Donald McGregor, Property Consultant, Opus International Consultants Ltd, certifies that the status report enclosed for certification is in order for signature.
2. In giving this certification, Donald McGregor, Property Consultant, Opus International Consultants Ltd, undertakes that the status report has been completed in compliance with all relevant policy instructions and in particular, OSG Standard 1999/05 and the Regulatory Chiefs' Land Status Investigations Guidelines 1999/01.



D McGregor
Opus International Consultants Ltd
13 October 1999

SEARCH COPY - 12 JUNE 2000

J. & S.—B. 4

NEW ZEALAND

Entered in the Register-book, the

Former Ref. Vol. 529 fol. 219

12TH day of JULY

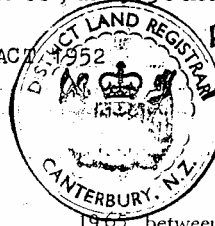
L. & S. Ref. No. P.119

19 66, at 9.30'clock.

REGISTER

No. 6B/313

NOT REGISTERED UNDER THE LAND TRANSFER ACT 1952



REGISTER

Assistant Land Registrar

Pastoral Lease under the Land Act 1948

This Deed, made the 1st day of July 1965 between HER MAJESTY THE QUEEN (hereinafter referred to as "the Lessor") of the one part, and JAMES IAN INNES of Fairlie, Sheepfarmer

(hereinafter referred to as "the Lessee"), of the other part: WITNESSETH that, in consideration of the rent hereinafter reserved, and of the covenants, conditions, and agreements herein contained and implied, and on the part of the Lessee to be paid, observed, and performed, the Lessor doth hereby demise and lease unto the lessee, all that parcel of land containing by estimation 13170 acres more or less, situated in the Land District of Canterbury, and being Run 329 ("Kirkliston") situated in Mackenzie, Hewlings and Dalzell Survey Districts, Waimate County,

as the same is more particularly delineated with bold black lines on the plan hereon; together with the rights

Mortgage 624363 (second) James Ian Innes, Allan Arthur Innes, George Macleod Innes and John William Rolleston - 28/2/1972 at 11.5 a.m. as varied by memorandum of variation registered subsequently)

Variation of Mortgage 49508/2 - 9.9.1977 at 10.13 a.m.

Mortgage 147023/2 to The Rural Banking and Finance Corporation of New Zealand - 9.9.1977 at 10.14 a.m.

Mortgage 858160 to The State Advances Corporation - 28/2/1972 at 10.40 a.m.

Variation of Mortgage 147023/2 - 11.8.1978 at 9.27 a.m.

Mortgage 858161 to Meana Helen Timaru Innes - 28/2/1972 at 10.40 a.m.

Variation of Mortgage 49508/2 - 22.2.1979 at 10.42 a.m.

Mortgage 214921/5 to Ripon Holdings (Nominees) Limited - 22.2.1979 at 10.48 a.m.

No. 858162 Memorandum of Priority making Mortgage 858160 first Mortgage and Mortgage 624363 second Mortgage - 28/2/1972 at 10.40 a.m.

No. 214921/7 Memorandum of Priority making Mortgage 214921/5 first mortgage, Mortgage 858160 second mortgage, Mortgage 49508/2 third mortgage and Mortgage 858161 fourth mortgage and Mortgage 147023/2 fifth mortgage - 22.2.1979 at 10.42 a.m.

Mortgage 49508/2 to the Rural Banking and Finance Corporation of New Zealand - 4.9.1975 at 10.01 a.m.

Mortgage 214921/9 to Ripon NMA Limited - 22.2.1979 at 10.42 a.m.

No. 49508/3 Memorandum of Priority making Mortgage No. 49508/2 second mortgage and Mortgage No. 858161 third mortgage - 4.9.1975 at 10.01 a.m.

Transfer 214921/11 to the said James Ian Innes, Kenneth Walter Paterson of Dunedin, Company Director and John William Rolleston of Timaru, Solicitor (jointly as to a one-half share) and to the said James Ian Innes, Diana Margaret Innes of Fairlie, Married Woman and the said John William Rolleston (jointly as to a one-half share) as tenants in common in the said shares 22.2.1979 at 10.43 a.m.

No. 95132/1 Certificate of Alteration whereby the area of the within lease is 7540 hectares - 26.8.1976 at 9.06 a.m.

MEMORIALS CONTINUED ON BACK

No. 6B/313

Handwritten signatures and stamps including 'DISCHARGED', 'A.L.R.', and various initials.

easements, and appurtenances thereto belonging. TO HOLD the said premises intended to be hereby demised unto the Lessee for the term of 33 years, commencing on the 1st day of July 1966, together with the period between the date of this lease and the aforesaid 1st day of July 1966, YIELDING and paying therefor unto the Department of Lands and Survey at Christchurch the annual rent of £220. 0. 0 payable without demand by equal half-yearly payments in advance on the 1st day of January and the 1st day of July in each and every year during the said term. AND also paying in respect of the improvements specified in the Schedule hereto the sum of £ by a deposit of £ (which has already been paid) and thereafter by half yearly instalments of £ on the 1st day of January and the 1st day of July in each and every year.

AND the Lessee doth hereby covenant with the Lessor as follows:

1. THAT without derogating from or restricting the covenants contained and implied in this lease and on the part of the Lessee to be performed or complied with the Lessee will not at any time during the said term depasture on the land hereby demised more than 3520 sheep which number shall not include more than 500 breeding ewes nor more than 60 cattle which number shall not include more than 50 breeding cows PROVIDED HOWEVER that the Lessee may with the prior written consent of the Land Settlement Board carry such additional stock on such terms and conditions as may therein be specified subject nevertheless to the right of the Land Settlement Board to revoke or vary such consent at any time.

2. That the Lessee will at all times farm the land hereby demised in a manner to promote soil conservation and prevent erosion and will comply with the provisions of the Soil Conservation and Rivers Control Act 1941.

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

THAT pursuant to the provisions of the Noxious Animals Act 1956 officers and employees of the New Zealand Forest Service and other authorised persons shall at all times have a right of ingress, egress and regress over the land comprised in this lease for the purpose of determining whether such land or any adjoining land is infested with deer, wild goats, wild pigs, opossums or other animals which the said Service is charged with the duty of exterminating or controlling, or for the purpose of destroying any such animals: Provided that such officers, employees and other authorised persons in the performance of the said duties shall at all times avoid undue disturbance of the Lessee's stock.

AND it is hereby declared and agreed that these presents are intended to take effect as a Pastoral Lease of pastoral land under section 66 of the Land Act 1948, and the provisions of the said Act and of the regulations made thereunder applicable to such leases shall be binding in all respects upon the parties hereto in the same manner as if such provisions had been fully set out herein.

~~SCHEDULE OF IMPROVEMENTS BELONGING TO THE CROWN~~

IN WITNESS whereof the Commissioner of Crown Lands for the said Land District, on behalf of the Lessor, has hereunto set his hand, and these presents have also been signed by the said Lessee.

Signed by the said Commissioner on behalf of the Lessor, in the presence of—

Witness: *[Signature]*

Occupation: *Dept Lands & Survey, Dept*

Address: *Christchurch*

[Signature]
Commissioner of Crown Lands.

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

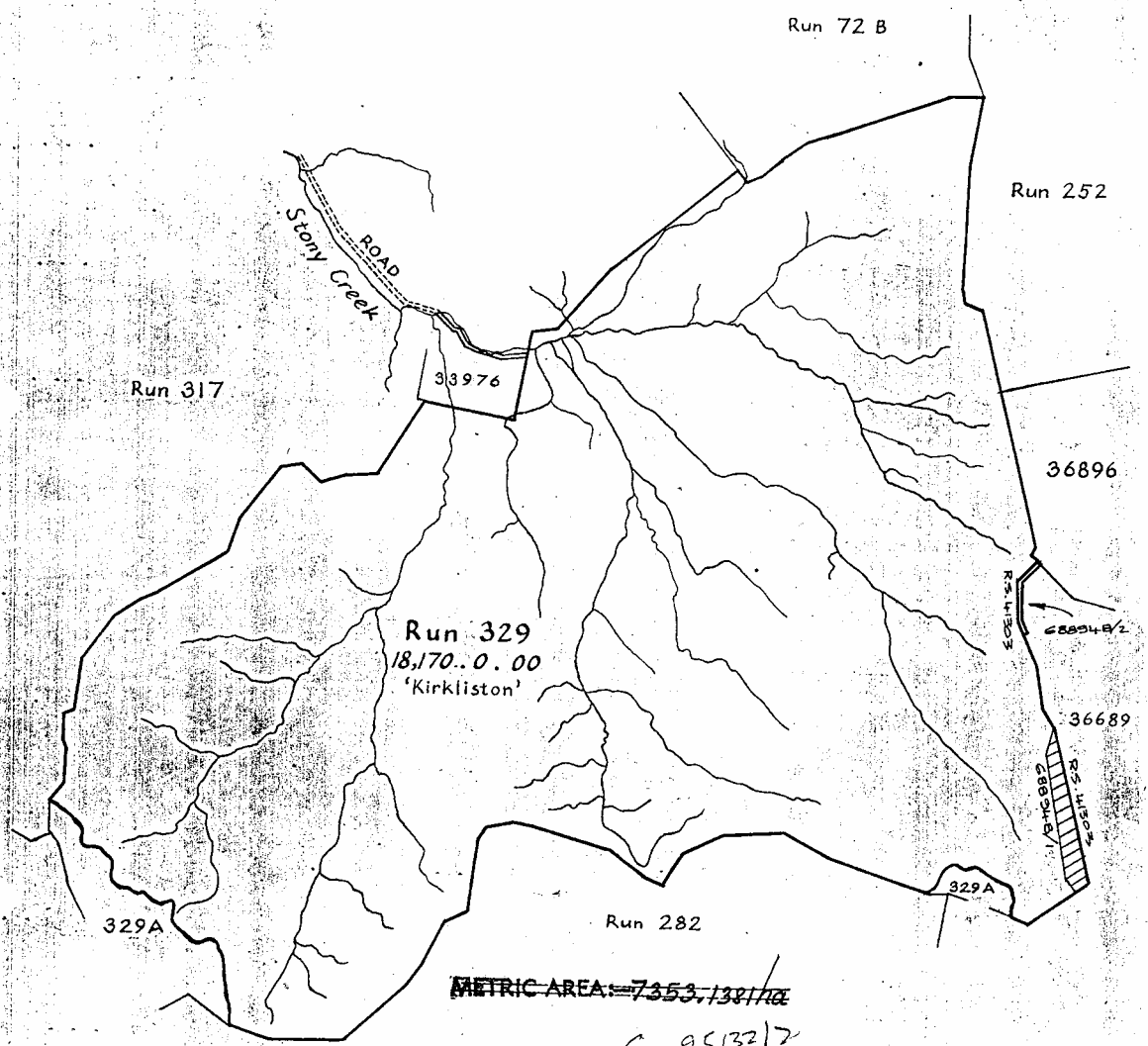
Witness: *[Signature]*

Occupation: *Solicitor*

Address: *Dunedin*

[Signature]
— Lessee.

68/3 SEARCH COPY - 12 JUNE 2000



~~METRIC AREA = 7353.1381 ha~~

See 95132/2

Total Area	7540.0000	ha
Less 688948/1	18.7865	ha
	<u>7521.2135</u>	ha
Add 688948/2	0.1008	ha
	<u>7521.3143</u>	ha

Scale: 80 chains to an inch

S.O. 98: 5035566
Encl. 3F

Pursuant to Section 58 of the Land Act 1948 a strip of land one chain in width along the banks of all rivers and streams which have an average width of not less than ten feet is excluded from the within lease.

68/513

Mortgage 260925/4 to The Rural Banking and Finance Corporation - 1-2-1980 at 10.01a.m.

[Signature]
for A.L.R.

No. 260925/6 Memorandum of Priority making Mortgage 260925/4 sixth Mortgage and Mortgage 214921/9 seventh Mortgage - 1-2-1980 at 10.02a.m.

[Signature]
for A.L.R.

Variation of Mortgage 147023/2 - 5.3.1981 at 10.19 am.

[Signature]
for A.L.R.

Variation of Mortgage 260925/4 - 22-4-1981 at 9.09a.m.

No. 329605/1 Land Improvement Agreement under the Soil Conservation and River Control Act 1941 - 17.6.1981 at 9.18 a.m.

[Signature]
for A.L.R.

No. 342776/1 Change of Appellation whereby the description of part Rural Section 4116 is changed to Rural Section 4116 - 2.9.1981 at 9.19 a.m.

* of the within land

[Signature]
for A.L.R.

Transmission 346632/1 of Mortgage 858161 to James Ian Innes and John William Rolleston as Executors - 24-9-1981 at 10.33a.m.

[Signature]
for A.L.R.

Variation of Mortgage 49508/2 - 24-9-1981 at 10.33a.m.

[Signature]
for A.L.R.

Variation of Mortgage 260925/4 - 24-9-1981 at 10.34a.m.

Mortgage 346632/8 to The Perpetual Trustees Estate and Agency Company of New Zealand Limited - 24-9-1981 at 10.34a.m.

[Signature]
for A.L.R.

No. 346632/10 Memorandum of Priority making Mortgages 346632/8, 214921/5 and 49508/2 first, second and third Mortgages respectively - 24-9-1981 at 10.34a.m.

[Signature]
for A.L.R.

LAND & DEEDS
Nature: *gastol*
CCL
12 JUL 1986
9.3 am
Fee 1: - 1: -
Abstract No. 4255

No. 346632/10 Memorandum of Priority making Mortgages 346632/8, 214921/5, 49508/2, 858161, 147023/2 and 260925/4 first, second, third, fourth, fifth and sixth Mortgages respectively - 24-9-1981 at 10.34a.m.

[Signature]
for A.L.R.

Mortgage 359630/1 to The Rural Banking and Finance Corporation - 10.12.1981 at 11.06 am.

DISCHARGED 30/11/86
[Signature]

Mortgage 364329/1 to The Bank of New South Wales - 25.11.1981 at 10.21 am.

[Signature]
for A.L.R.

Variation of Mortgage 214921/5 - 16.4.1982 at 10.32 am.

[Signature]
for A.L.R.

Variation of Mortgage 49508/2 - 11.5.1982 at 9.43 a.m.

[Signature]
for A.L.R.

Variation of Mortgage 49508/2 - 19.11.1982 at 10.52 am.

for A.L.R.

Variation of Mortgage 260925/4 - 19.11.1982 at 10.52 am.

for A.L.R.

Mortgage 448861/2 to Innes NMA Limited - 18.8.1983 at 10.45 am.

DISCHARGED 30/11/86
[Signature]

Mortgage 448861/3 to James Ian Innes - 18.8.1983 at 10.45 am.

DISCHARGED
[Signature]

Variation of Mortgage 364329/1 - 24-2-1984 at 11.29a.m.

[Signature]
for A.L.R.

* Variation of Mortgage 49508/2 - 16.5.1984 at 11.44am

[Signature]
for A.L.R.

* Variation of Mortgage 359630/1 - 16.5.1984 at 11.44am

[Signature]
for A.L.R.

No. 503027/1 Land Improvement Agreement under The Soil Conservation and Rivers Control Act 1941 - 17.8.1984 at 9.00a.m.

[Signature]
for A.L.R.

Transfer 779960/1 of mortgage 724658/1 to JFC Securities Limited - 13.12.1988 at 11.09 a.m.

Error 20/12/1988

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Sheet Two

6B/313

Mortgage 634843/1 to Hercules Finance Limited - 26.8.1986 at 11.22am.

W. J. Brown
for A.L.R.

No. 634843/2 Memorandum of Priority making Mortgages 634843/1 and 448861/3 fifth and sixth mortgages respectively - 26.8.1986 at 11.22am.

W. J. Brown
for A.L.R.

No. 688948/1 surrendered as to Rural Section 41302 - 24.6.1987 at 11.16am

W. J. Brown
A.L.R.

No. 688948/2 Certificate of alteration under Section 113 Land Act 1948 incorporating Rural Section 41303 in within Lease without alteration to annual rent - 24.6.1987 at 11.16am

W. J. Brown
A.L.R.

No. 688948/3 grant of Right of Way in gross over part herein (marked T on S.O. Plan 15566) in favour of Her Majesty the Queen - 24.6.1987 at 11.16am and entered 3.7.1987

W. J. Brown

W. J. Brown
A.L.R.

Mortgage 724658/1 to NMA Limited - 5.2.1988 at 11.17am

W. J. Brown
for A.L.R.

No. 724658/2 Memorandum of Priority making Mortgages 724658/1, and 448861/3 fifth and sixth mortgages respectively - 5.2.1988 at 11.17am

W. J. Brown
for A.L.R.

No 742456/1 **DISCHARGED** (Absolute) in action between John Dickson and Associates Limited and James Ian Stanley Innes - 23.5.1988 at 11.44 am (Affects the within land and mortgage 448861/3)

800464
W. J. Brown
for A.L.R.

Transfer 779960/1 of mortgage 724658/1 to IFC Securities Limited - 13.12.1988 at 11.09 a.m.

W. J. Brown
for A.L.R.

Subject to:

A right of way over part herein marked T on S.O. Plan 15566 appurtenant to Rural Sections 41297 contained in Pastoral Lease 32A/379

W. J. Brown
A.L.R.

Transfer 843530/1 to James Ian Innes abovenamed, Belinda Jane Innes of Fairlie, Married Woman and Peter William Hutt of

Transfer 843530/1 of the one-half share of James Ian Innes, Kenneth Walter Paterson and John William Rolleston to James Ian Innes abovenamed, Belinda Jane Innes of Fairlie, Married Woman and Peter William Hutt of Timaru, Solicitor - 13.12.1989 at 11.57am

W. J. Brown
for A.L.R.

Mortgage 843530/2 to Rural Banking and Finance Corporation of New Zealand - 13.12.1989 at 11.57am

W. J. Brown
for A.L.R.

Variation of Mortgage 214921/4 - 13.12.1989 at 11.57am

W. J. Brown
for A.L.R.

No. 843530/4 Change of Name of the Mortgagee under Mortgage 634843/1 to IFC Securities Limited - 13.12.1989 at 11.57am

W. J. Brown
for A.L.R.

No. 843530/6 Memorandum of Priority making Mortgages 214921/5, 843530/2, 260929/4, 359630/1, 634843/1, 724658/1 and 448861/3 first, second, third, fourth, fifth, sixth and seventh mortgages respectively - 13.12.1989 at 11.57am

W. J. Brown
for A.L.R.

Transfer 971497/19 to Haldon Station (1991) Limited at Auckland - 19.12.1991 at 10.50am

W. J. Brown
A.L.R.

No. 971497/20 Variation of Terms of the within lease - 19.12.1991 at 10.50am

W. J. Brown
A.L.R.

No. 995058/1 Land Improvement Agreement pursuant to the Soil Conservation and Rivers Control Act 1941 - 22.5.1992 at 11.41am

W. J. Brown
A.L.R.

68/313

No. A268704/1 Change of Name of the above
proprietor to Haldon Station Limited -
13.11.1996 at 1.37pm



for A.L.R.

A342672.1 Variation of and extension of
the term for 33 years commencing on the
1st July 1998
12.3.1998 at 2.04



for DLR