

## **Crown Pastoral Land Tenure Review**

**Lease name : LORNE PEAK**

**Lease number : PS 035**

### **Due Diligence Report (including Status Report) - Part 2**

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.

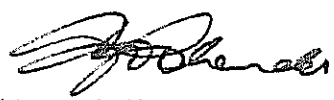
The report attached is released under the Official Information Act 1982.

**May 09**

RELEASED UNDER THE OFFICIAL INFORMATION ACT  
deceased proprietor of at the date of his death are vested in the Public Trustee and the Public Trustee is entitled to be registered proprietor of such estates or interests in the said lands and now applies to be so registered in respect of such estates or interests in the place and stead of the said James Phillip Kelly.

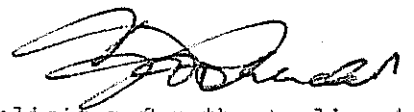
AND I MAKE this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths and Declarations Act 1957.

DECLARED at Invercargill this *11th* }  
day of *November* 1965 } District Public Trustee  
for Invercargill.



A Solicitor of the Supreme Court of New Zealand

Correct for the purposes of the Land Transfer Act.



Solicitor for the Applicant.

APPLICATION FOR REGISTRATION OF A LAND IMPROVEMENT  
AGREEMENT UNDER THE SOIL CONSERVATION AND  
RIVER 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 improve-  
ment 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 :

Names: GEORGE KENNETH TAYLER, KENNETH HORRELL TAYLER and  
PHILLIP EDWARD TAYLER all of Garston Farmers as tenants  
in common in equal shares

Situation: "Lorne Peak" station situated in Kingston and Eyre  
Survey Districts

Total Area: 13,806 acres 0 roods 19.5 perches (Fee simple - 123 acres  
2 roods 14 perches; Pastoral Lease - 13,682 acres 2 roods  
5.5 perches )

Description of Fee Simple Lands Affected

FIRST: All that piece of land situated in Kingston  
Survey District containing 63 acres 2 roods 14 perches  
more or less being Section 1 Block II of the said District  
and all the land comprised and described in Certificate of  
Title Volume 71 folio 192 Southland Registry

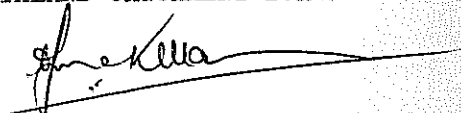
SECONDLY: All that piece of land situated in Eyre Survey  
District containing 60 acres more or less being Sections  
35, 36 and 40 Block XXIV of the said District and all the  
land comprised and described in Certificate of Title  
Volume 136 folio 130 Southland Registry (Limited as to  
Parcels)

Description of Leasehold Land

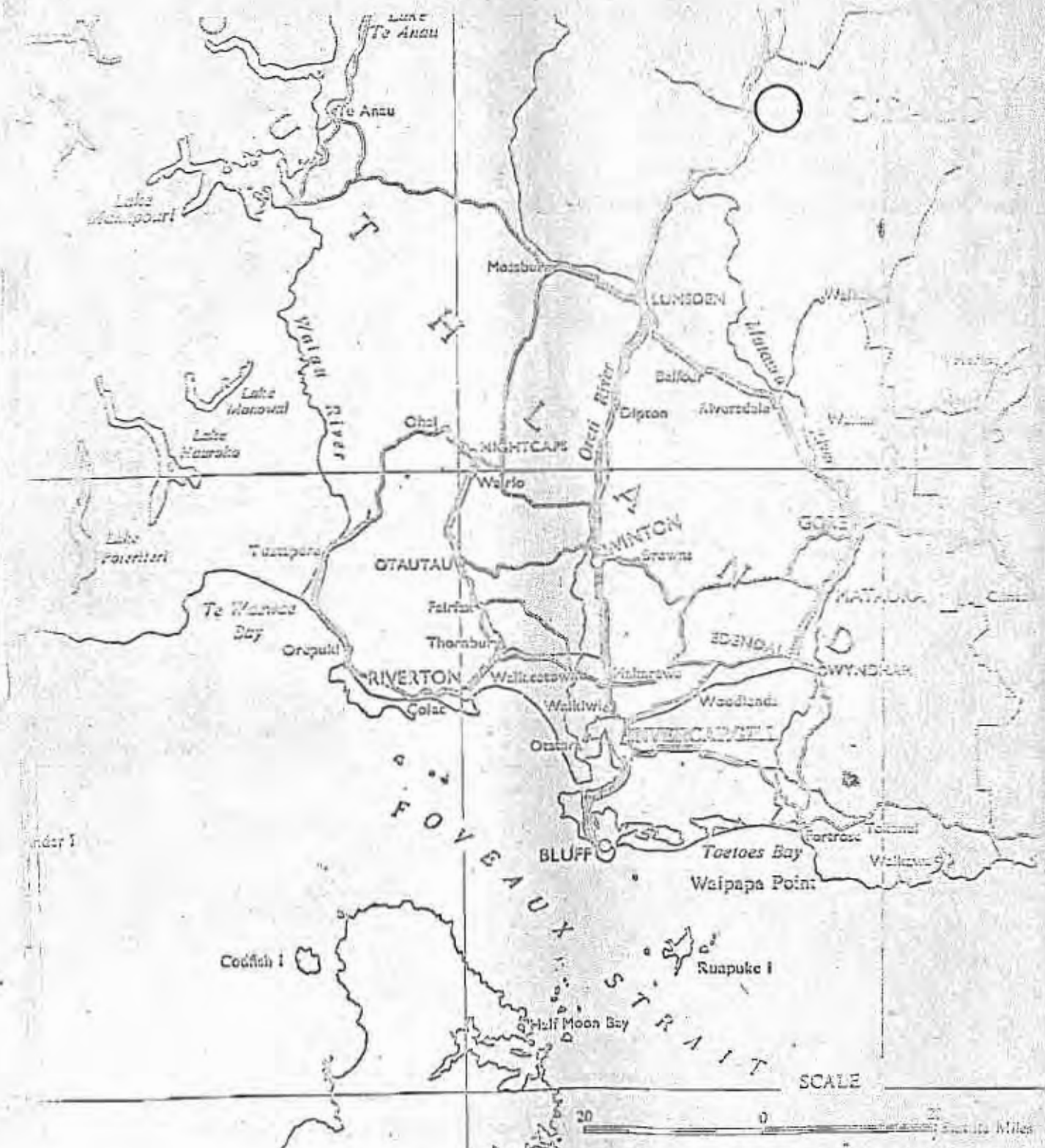
All that piece of land situated in Kingston Survey District  
containing 13,682 acres 2 roods 5.5 perches more or less  
being Run 323 B being also all the land comprised in  
Pastoral Lease No. P.35 recorded in Register Book Volume 201  
folio 179 Southland Registry

DATED at Invercargill this 15 day of May 1974

SOUTHLAND CATCHMENT BOARD

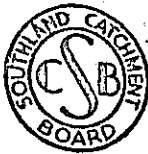
  
Secretary

SOIL CONSERVATION PLAN NO. 46  
 G. K. TAYLER & SON  
 'LORNE PEAK' - KINGSTON.



AREA = 18,805 acres.  
 DATE: July, 1978.

GRAMS: "CATCHMENT"



P.O. BOX 408

# SOUTHLAND CATCHMENT BOARD

143 SPEY STREET, INVERCARGILL, N.Z.

TELEPHONE : 89-129

## Soil Conservation Plan No. 43

G.K. TAYLER & SONS - 'LORNE PEAK'  
FAIRLIGHT

### Table of Contents

	<u>Page No.</u>
1. <u>Physical Description of Property</u>	
1.01 Location and Access	1
1.02 Area, Tenure and Legal Description	1
1.03 Climate, Geology, Soils, Topography and Vegetation	1, 2, 3
1.04 Erosion	3, 4
1.05 Land Use Capability Classes and Units	4, 5, 6
2. <u>Conservation Programme and Work Section</u>	
2.01 Soil Conservation Problems	6, 7
2.02 Proposed Soil Conservation Programme	7
3. <u>Management</u>	
3.01 Cover Summary	8
3.02 Present Management	8
3.03 Future Management	8
3.04 Past Development	9
3.05 Economics	9
3.06 Acknowledgements.	9

CONSERVATION RUN PLAN F.P. 43

"LORNE PEAK"

1. PHYSICAL DESCRIPTION

1.01 Location and Access

Lorne Peak Station is situated three miles north of Garston on the Lumsden-Queenstown highway.

Western Boundary	:	Lumsden Kingston Branch Railway
Northern Boundary	:	Kingston Station
Eastern Boundary	:	Nevis River
Southern Boundary	:	Mataura River

Catchment Numbers

Mataura River	:	775 000
Fosters Creek	:	775 887
Mill Creek	:	775 890
Diggers Creek	:	775 892
Four Mile Creek	:	775 894

Aerial Photograph References

S 142/9B	
Run 1055/N 12 - 13	
2520	24 - 25
2834	8 - 9
2842	7 - 11

Service Centres

Business Centre	:	Invercargill	79 miles
Local Service Centre	:	Lumsden	29 miles
Railhead	:	Fairlight	
Freezing Works	:	Makarewa	73 miles
Telephone Exchange	:	Garston	4 miles

Stock Limitation

7500 sheep including 5300 ewes  
 400 cattle including 300 cows

1.02 Area, Tenure and Legal Description

	a	r	p
Leasehold			
Pt Run 323B Kingston S.D.	13,682	0	00
Freehold			
Section 1 Block II Kingston S.D.	123	2	14
Sections 35, 36, 40 Eyre S.D.	13,805	2	14
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1.03 Climate, Geology, Soils, Topography and Vegetation

1.03.1 Climate

- Average annual rainfall is approximately 35".
- Rainfall fairly evenly spread throughout the year.
- June and July are the winter months with growth dormant for approximately 75 days.
- Usually several falls of snow occur each year. This can be of considerable managerial significance on the higher country, as much of it faces south, and tends to hold the snow.

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

1.03.2 Geology

Hill Country: Mainly finely foliated schist with a small percentage semi schistose greywaske and non foliated schist of the Paleozoic age.

Flats and Terraces: Mainly outwash gravels, morainic deposits and fan talus of the Garston and Kingston formations. Lesser areas of undifferentiated glacial outwash gravels and morainic deposits, mainly of the last glaciation.

1.03.3 Soils

(a) Soils of the high rolling country

- Mainly fall into the Dunstan Steepland soil type.
- Occur on strongly rolling top and high steep areas between 3000 - 5000 ft a.s.l.

(b) Soils of the steep to very steep high country

- Are classed as Fairlight steepland.
- Occurs on steep to very steep country varying from 1500 - 3000 ft.

(c) Soils of the Eastern Slopes of the Nevis River Valley

- Carrick hill soils.
- Occur on moderately steep to steep country ranging from 3000 - 4000 ft a.s.l.

(d) Soils of the Terraces and River Flats

Nokomai Soil Type

- Located mainly on easy rolling terraces, but present on some fans - from 1200 - 1500 ft a.s.l.

Mataura Soils

- Located on flood plains and low river terraces - 1000 - 1100 ft a.s.l.

Oreti Soils

- Located on flat terraces and fans at 1000 ft a.s.l.
- Comprises most of 'Fairlight Flat' area - 1000 - 1100 ft a.s.l.

1.03.4 Topography

- Altitude ranges from 1000 ft a.s.l. at the Mataura River to 4892 ft a.s.l. at point H on the Hector Range.
- Approximately 3000 acres are flat to rolling, being mainly river flat or higher terraces. The balance of the property is moderately steep to steep hill country, with 4400 acres of land above 3000 ft.
- The bulk of the hill country has shady aspects with a small proportion sunny.

1.03.5 Vegetation

(a) Unimproved Tussock Hill Country

- 8230 acres mainly over 1500 ft a.s.l.
- The bulk of this area supports a cover of Hard Tussock and Silver Tussock, with snow tussock on the higher areas and Blue Tussock on the burnt areas.
- Red Tussock is dominant in wetter areas.
- Browntop and Sweet Vernal are associated with the tussocks in patches, as is Yorkshire Fog, White Clover and Cocksfoot, but to a much lesser extent.

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1.03.5 Vegetation (Contd)

(a) Unimproved Tussock Hill Country (Contd)

- Associated herbs and shrubs are Gaultheria spp., Aciphylla spp. and Hebe spp.
- Burning over recent years has been kept to a moderate level and tussock numbers have not been markedly reduced.
- The cover generally is in good condition over this area of the run, but some areas have moderate to severely depleted vegetative cover.
- Weeds present consist of Tutu, Bracken and Matagouri.

(b) Improved Tussock Hill Country

- Approximately 2470 acres of hill country have been oversown and topdressed.
- Cover is mainly fescue/silver tussock associated with some snow tussock.
- Oversown grasses and clovers have established well.

(c) Unimproved Tussock Moraine

- 2349 acres
- Fescue Tussock, Sweet Vernal and Browntop are the dominant species.
- Matagouri and Bracken Fern are the main weeds.
- Wetter areas support rush and red tussock vegetation.

(d) Improved Terraces

- 300 acres.
- Located on the high terraces behind the homestead.
- Permanent pasture consisting of English grasses and clovers has been established.

(e) Improved River Flat

- 400 acres
- Located behind the homestead and along the Mataura River.
- Vegetation as for (d).

(f) Unimproved River Flat

- 56 acres
- Located in old outlets of Lake Wakatipu.
- Lack of outfall and heavy soil cause drainage problems.
- Vegetation mostly rushes and usual wetland associations.

1.04 Erosion

(a) The Fairlight Flat

- This area is on the eastern boundary of the property.
- Present erosion is slight to moderate wind.
- Potential erosion by wind is likely, if the soil is bared, or incorrectly managed under cultivation.

(b) High Terraces

- Located on higher terraces between Four Mile Creek and Mill Creek.
- Present erosion is slight sheet, with erosion potential being moderate if soil surface bared.
- Under cultivation, moderate rill and gully erosion could occur.
- Present erosion on the cultivated area is slight rill.

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1.04 Erosion (Contd)

(c) Moderately Steep Hill Country

- Located from 1500.- 3000 ft a.s.l.
- Present erosion is slight to severe gully and sheet.
- Erosion potential will increase if vegetative cover reduced.

(d) Steep Hill Country and High Tops

- Located mainly between 3000 and 4800 ft.
- Present erosion is moderate gully with slight to very severe sheet.
- Potential erosion, both sheet and gully, is very severe, if a protection cover is not maintained.

1.05 Land Use Capability Classes and Units

1.05.1 Land suited to arable, pastoral or forest use.

Class III	:	Moderate Limitations	456 acres	3%
Class IV	:	Severe Limitations	2649 acres	19%

1.05.2 Land suited only to pastoral or forest use.

Class VI	:	Moderate Limitations	6300 acres	46%
Class VII	:	Severe Limitations	4400 acres	32%
			<u>13805 acres</u>	<u>100%</u>

A. Land Suited for Arable Use

Class III - Moderate Limitations

IIIeI - Mataura soils with slight susceptibility to wind erosion under cultivation.

IIIw - Mataura Soils found in old river courses. Wetness due to limited drainage outfall, limits cropping versatility.

Class IV - Severe Limitations

IVeI - Nokomai Soils. A fairly deep soil on easy slopes.  
 - Suitable for limited cropping but susceptible to slight wind and rill erosion if left exposed.  
 - Slight sheet and rill erosion present.  
 - Climate is an added limiting factor.

IVe2 - Nokomai Soils. A good depth of soil, but inclined to be stoney.  
 - Steeper slopes on this unit increase susceptibility to rill erosion if a good cover is not maintained or when the soil is being cultivated.  
 - Recommended practice is to limit cultivation mainly to introduction of improved pasture.

IVs1 - Found on 'Fairlight Flat' moraine area.  
 - Oreti Soils. A shallow soil with gravel and stones present which create moisture and cultivation problems.  
 - Susceptibility to wind erosion is high if soil surface bared.  
 - Cultivation recommended is limited to pasture renewal only.  
 - Suitable for surface introduction methods of pasture establishment.  
 - Past wind erosion has been moderate, but a good cover of hard tussock and sweet vernal is now present.  
 - Climate is a severe limiting factor due to the affects of winter cold, summer drought and high winds.

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*[Signature]*

1.05 Land Use Capability Classes and Units (Contd)

B. Land Not Suited for Arable Use

Class VI - Moderate Limitations

- VIe1 - Fairlight Steepland Soil. Slight to moderate gully and sheet erosion present.
  - Further erosion likely if cover depleted.
  - Some rocky outcrops.
- VIe2 - Fairlight Steepland Soil on very steep slopes.
  - Slight sheet erosion present.
  - This unit has been separated from e1 basically because of steepness.
  - some rocky outcrops.
- VIe5 - Carrick Hill Soils. Erosion risk too great for cultivation.
  - Cold climatic conditions also limit use.
  - Moderate sheet erosion present.
  - Wind erosion likely if soil surface bared.
  - Burning is to be avoided.
- VIe8 - Fairlight Steepland Soil.
  - Forest dominant cover on gully sides.
  - Steep slopes with rock outcrops.
- VIe10 - Fairlight Steepland Soils on gully and terrace side.
  - Mainly Fescue Tussock and Sweet Vernal.
  - Slight to moderate sheet and gully erosion.
- VI s1 - Oreti soils on lower river terraces.
  - A shallow stoney soil on stones and gravel.
  - Stones occur frequently on soil surface.
  - High susceptibility to wind erosion if soil surface exposed.
  - Pasture establishment by oversowing and topdressing or other surface introduction method is recommended.
- VI s5 - Oreti Soils.
  - This unit differs from s1 in that boulders litter the soil surface.

Class VII - Severe Limitations

- VIIe1 - Dunstan Hill Soils.
  - A good snowgrass cover is present; with only slight sheet erosion.
  - This unit is moderately steep and is stable as long as good cover is maintained.
- VIIe2 - Fairlight Steepland Soil.
  - Steep country facing south west.
  - Moderate sheet and gully erosion present.
  - Severe sheet and gully erosion potential exists if soil surface bared.
- VIIe3 - Carrick Hill Soils
  - Severe sheet and gully erosion in places.
  - Some rock outcrops.
  - Mainly broken topography.
  - Cover consists of snowgrass with fescue tussock and low fertility grasses on the lower slopes.
  - Recommended land use limited to restricted grazing.
- VIIe7 - Fairlight Steepland Soil.
  - Steep and scrub dominant with moderate gully and sheet erosion.
  - Some rock outcrops present.
  - Erosion potential similar to e1.

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- Snowgrass, blue tussock and celmisia varieties dominate, with mosses and cushion plants on most exposed areas.
- Some areas, of very severe sheet and wind erosion are present.
- High susceptibility to wind erosion if soil surface bared.
- Recommended use is basically for protection grassland.

- VIIe8 - Fairlight Steepland Soil.
- Forest dominant gully sides with steep to very steep slopes
- Numerous rocky outcrops.

2. CONSERVATION PROGRAMME AND WORK SECTION

2.01 Soil Conservation Problems

(a) Fairlight Flat has a severe climate due to strong north westerly winds and severe winters. The soils which are shallow and finely structured have been severely wind eroded in the past during times when the plant cover has been reduced by fire and over-grazing.

Present active erosion is slight, but potential wind erosion risk is high, while the land is under cultivation or if the cover of vegetation is allowed to become depleted. The arable portion of Fairlight Flat has been classed as IVs1, with cultivation limited mainly to that necessary for pasture renewal. Basically there are two ways in which potential erosion risk can be reduced during pasture establishment:

- (i) by surface introduction of seed i.e. oversowing and sod seeding,
- (ii) by the establishment of shelter belts along with the practice of wind erosion reducing cultivation techniques.

At this stage it is proposed to erect a shelter belt of trees which will link up with an existing subsidised belt. When new pasture is to be established or pasture renewal carried out, the methods used will be as follows:

- (i) either sod seeding or oversowing
- (ii) if cultivation is to be carried out, the bulk of this work will be done with a grubber. Cultivation period will also be limited to the spring with no winter or summer fallows.

Any cropping will be on a limited scale. Cultivation will be as for pasture renewal where applicable, taking into account correct soil conservation practice.

(b) The western end of the run ranges in height from about 1400 ft a.s.l. to 4892 ft a.s.l. and has an area of 5740 acres. Some parts of this block are severely eroded and in many places, inter tussock plant communities have disappeared. Potential erosion risk on this country is high. Basically the major needs are:

- (i) subdivision for more manageable block size and according to aspect and capability class of land
- (ii) reduction in the level of burning.

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- (a) To erect 120 chains of conservation fence from the head of Mill Creek to the southern boundary (fence C- D). The effect of this fence will be:
  - (i) Sunny/shady separation between Class VIe1 and VIe2.
  - (ii) Creation of a 600 acre block of sunny VIe1 country.
  - (iii) Provision of an effective stock barrier between Class VIe1 and Classes VIIe2 and VIIe7.
- (b) Cattleproofing of 220 chains of existing fence which is no longer stockproof (fence E - F). The effect of this fence will be:
  - (i) Separation of Class VIe2 country from VIe5, VIIe1 and VIIe7.
  - (ii) Creation of a cattleproof block of 1944 acres.
- (c) It is proposed to construct two lengths of firebreak access track totalling 380 chains. The major portion of this track is on Class VII country.
  - (1) 160 chains of track are to be constructed from the top of an existing track near Mill Creek, to join up with a firebreak access track on Kingston Station (Track G - H).
  - (2) 220 chains of track are to run from the Nevis Saddle along the top of the Hector mountains to point H 4892 ft a.s.l. where it will join the 160 chain track already proposed. (Track I - F). The effect of these tracks will be:
    - (i) To provide an effective firebreak and access for fire fighting.
    - (ii) 3000 acres of Lorne Peak will be divided from the many thousands of acres in the Nevis River valley.
    - (iii) 3000 acres of Class VI and VII on Lorne Peak plus a large portion of Kingston Station will be divided from the Nevis River Valley.

If present and potential erosion are to be reduced it is extremely important that the Class VII and VIe5 is not subjected to indiscriminate burning.

2.02 Proposed Soil Conservation Programme

First Five Year Programme - Subsidised Items

<u>Year</u>	<u>Type of Work</u>	<u>Cost</u> <u>(Incl. S.C. Fee)</u>	<u>Rate</u>	<u>Subsidy</u>
1	Conservation Fence C-D 120 chains at \$18/chain	2566	1:1	1283
2	Cattleproofing E-F 220 chains at \$8/chain	2091	1:1	1046
3	Firebreak Access Track 220 chains at \$2/chain I-J 160 chains at \$4/chain G-H	523 760	1:1 1:1	262 380
4	Windbreak Treeplanting 37 chains of K-L at \$16.30 per chain	717	2:1	478
5	Windbreak Treeplanting 37 chains of K-L at \$16.30 per chain	716	2:1	
		<u>7373</u>		<u>3927</u>

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Owners unsubsidised contribution during first year will be 50 chains of new fencing (total cost \$900) to divide the sunny face above Fairlight Flat.

MANAGEMENT PATTERNS.(PRESENT AND FUTURE)

3.01 Cover Summary

Sown Pasture	400	acres
Lucerne	22	
Fallow or Feed	<u>74</u>	
Total Area Cultivated	496	
Native Grasses	10734	
O.S. and/or T.D.	2470	
Bush, Rock, Shingle	<u>105</u>	
	<u>13805</u>	acres

3.02 Present Management

- Ewes
  - Wintered on oversown hills.
  - Prelamb shorn and run on low foothills with two-tooths run on the flats.
  - After weaning all ewes are put into the Nevis Block until late summer.
- Lambs
  - Remain on low foothills till June.
  - Winter on turnips, oats and hay.
  - October shorn, then put on oversown blocks until tuppung.
- Cattle
  - Remain on front country all year round.

3.03 Future Management

- overall management of the property in future will basically remain unchanged as long as economic conditions and markets remain unchange
- The proposed cattleproofing and conservation fencing will create three blocks:
  1. 597 acres
  2. 1944 acres
  3. 3198 acres
- Blocks Nos. 1 and 2 are at mid altitude with sunny aspect, while Block No. 3 at high altitude has an even balance of sunny and shady faces. The first two blocks will be used for wintering cows with consequent control of feed. Once the required fencing is done, stock pressure can be largely taken off the third block if necessary. Grazing management on this property is very good, but the implementation of the proposed conservation measures will enable the owner to further his aims of:
  - (i) Removing stock pressure from eroding areas.
  - (ii) Effectively reducing burning of tussock country by controlling feed through subdivision and stocking.

Future Cattle Management

The main effect of this S.C. Plan will be to change the grazing management of cattle on the property. Cattle in the past have been run all year round on the front faces. The proposed fencing will mean that cattle can now be wintered on blocks Numbers 1 and 2.

Stock Levels

	<u>1960</u>	<u>1973</u>	<u>Planned Increases</u>
Ewes	3300	7100	200 ewes/year
Cows		250	40 cows/year
Yearlings		70	

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3.04 Development over last Twelve Years

2470 acres oversown and topdressed tussock.  
167 tons super phosphate applied in 1972.  
34 miles of new fencing erected.

3.05 Economics

Satisfactory. Local share will be financed out of income.

3.06 Acknowledgements

Mr T.N. O'Byrne - Soil Bureau - Gore.  
Mr D. McPherson - Lands & Survey Department - Invercargill.  
Messrs G., K. and P. Tayler - Management Details.

Land Use Capability Survey and Soil Conservation  
Plan preparation by G.W. Heward, Southland Catchment  
Board.

Certified for Approval

G.A. MEAD,  
CHIEF SOIL CONSERVATOR.

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SPECIFICATIONS AND COSTS

1. Conservation Fencing

Six 8 gauge plain wires and one barb. Five standards and one post per chain. Strainers, tie-downs, stays and gates as required.

Costs per chain	
Materials	\$10.00
Freight and Laying Out	4.00
Labour	<u>4.00</u>
	<u>\$18.00</u>

2. Cattleproofing

Four standards per chain and two barbs.

Costs per chain	
Materials	\$4.00
Cartage and Laying Out	2.00
Labour	<u>2.00</u>
	<u>\$8.00</u>

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Lorne Peak Station

Grazing Chart

RD 114  
MS 12

suppling  
& calf-weaning

Morning  
Post Development  
Lamming

weaning  
Lands

Ewes.	5450
Hoggets.	1550
Rams .	100
	<hr/>
	7100
Cows	250
Ylgs	70

Blocks	ACRES	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.	JAN.	FEB.	MARCH	APRIL
1	597												
2	1944												
3	3198												
4	800												
5	2000												
6	700												
7	100												
8	800												
9	1300												
10	350												
11	700												
Pdks	1200												
Swedes	(60)												

RD 114  
MS 12



CDE S15 - Request Manual Copy		X	
Document Type	Instrument	Request Id	16376
Reference Number	SURRENER 217083.1 SL	User Id	jkirkdu
Land District	Southland	Request Date	30/08/2001
Method of Delivery	Post BOX	Client Reference	6NLITR.02/106YD LORNE R
<input type="checkbox"/> Certified Copy		Status	Pending
Delivery Details			
Firm	Opus International Consultants Ltd - Dunedin		
Street	Private Bag 1913		
Town	Dunedin		
Country	New Zealand		
Postcode			
Fax Number	03 474 8995		
Fees...		OK	Cancel

MEMORANDUM OF PARTIAL SURRENDER

IN THE MATTER of the Land Act 1948 AND

IN THE MATTER of Crown Pastoral Lease No. P35 under the Land Act 1948 All those pieces of land situated in the Southland Land District containing 5536.9090 hectares more or less being Run 323B Kingston Survey District and being all of the land comprised and described in the aforesaid Crown Pastoral Lease recorded as Register Book Volume 201 folio 179 (Southland Registry)

PHILLIP EDWARD TAYLER of Lorne Peak, Farmer and JENNIFER FAYE TAYLER of Lorne Peak, Married Woman the Lessees under the above mentioned lease IN PURSUANCE of an Agreement dated 28 February 1985 and for the various considerations stipulated therein DOES HEREBY SURRENDER in terms of Section 145 of the Land Act 1948 all their estate and interest as such Lessees in all that piece of land containing 5.6200 hectares as the same is more particularly delineated on the plan attached hereto and thereon marked "A".

AND WE AGREE AND DECLARE THAT all and singular the covenants conditions and agreements of the said recited Lease expressed and/or implied shall continue in force in respect of the residue of the land henceforth comprised therein as fully and effectually as if such residue of the said land above had originally been comprised therein

AND WE HEREBY FURTHER AGREE AND DECLARE that the said surrender shall take effect on the <sup>15<sup>th</sup></sup> day of ~~November~~ October 1993

Signed by the said PHILLIP EDWARD TAYLER in the presence of:

PE Taylor  
PE Taylor  
PHILLIP EDWARD TAYLER

Witness: ~~PHILLIP EDWARD TAYLER~~  
Occupation: ~~Farmer~~  
Address: ~~Lorne Peak~~  
~~Southland~~

DAL  
JFT  
PET  
Decima Lott J.P.  
Housewife  
P.B. Granton.

Signed by the said JENNIFER FAYE TAYLER in the presence of:

JFT  
JFT  
JENNIFER FAYE TAYLER

Witness: PE Taylor  
Occupation: Housewife  
Address: Lorne Peak P.B. Granton

DAL  
JFT  
PET  
Decima Lott J.P.  
Housewife  
P.B. Granton.

SURRENDER ACCEPTED for and on behalf of Her Majesty the Queen as Lessor by Kevin Patrick McNaught Manager Statutory Operations Department of Survey and Land Information pursuant to a delegation from the Commissioner of Crown Lands under Section 12B of the Survey Act 1986 in the presence of:

Witness: ~~Kevin Patrick McNaught~~  
Occupation: Property Officer Department of Survey  
and Land Information  
Address: Invercargill

Kevin Patrick McNaught  
Kevin Patrick McNaught

# CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

FRANK FRANCIS BROWN of INVERCARGILL  
(full name) (Town/City)  
/ Zealand BRANCH MANAGER **HEREBY CERTIFY:**  
(Position in the Bank)

THAT by Deed dated the 13th day of October 1989 copies of which are deposited in the Land Transfer Offices at:

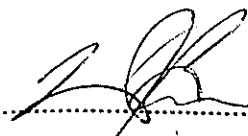
Auckland	as No.	CO56526.1F
Blenheim	as No.	149027
Christchurch	as No.	835092.1
Dunedin	as No.	740456
Gisborne	as No.	G 176546.1
Hamilton	as No.	H 910602
Hokitika	as No.	083778
Invercargill	as No.	167718.1
Napier	as No.	517938.1
Nelson	as No.	292639
New Plymouth	as No.	365386
Wellington	as No.	B 039320

The Rural Bank Limited (formerly Rural Banking and Finance Corporation of New Zealand Limited as is evidenced by No. 182820/1 (Southland Registry) an incorporated company having its registered office at Wellington (hereinafter called "the Bank") appointed me its Attorney with the powers and authorities specified in the said Deed.

THAT at the date hereof I am BRANCH MANAGER  
of the Bank. (Position in the Bank)

THAT at the date hereof I have not received any notice or information of the revocation of that appointment by the winding up or dissolution of the Bank or otherwise.

SIGNED at INVERCARGILL  
his 15<sup>th</sup> day of October  
1993

  
\_\_\_\_\_

**SOUTHLAND REGIONAL COUNCIL**, under and by virtue of Land Improvement Agreement No 281361 **HEREBY CONSENT** to the aforesaid surrender **BUT WITHOUT PREJUDICE** to the rights powers and remedies otherwise under or in respect of the said Agreement.

SOUTHLAND REGIONAL COUNCIL

*[Signature]*  
CHAIRMAN

SOUTHLAND REGIONAL COUNCIL

*[Signature]*  
DIRECTOR CORPORATE SERVICES



**RURAL BANKING AND FINANCE CORPORATION** of New Zealand as Mortgagee under and by virtue of Memorandum of Mortgage No. 129486.2 **DOES HEREBY CONSENT** to the aforesaid surrender **BUT WITHOUT PREJUDICE** to the rights powers and remedies otherwise under or in respect of the said Mortgage.

It is hereby certified that the said Mortgage(s)/Instrument(s)/Debt(s) has/have become vested in Rural Banking and Finance Corporation of New Zealand Limited by virtue of the provisions of the Rural Banking and Finance Corporation of New Zealand Act 1989.

It is hereby certified that the (Mortgagee/Grantee) has changed its name from Rural Banking and Finance Corporation of New Zealand Limited to The Rural Bank Limited (as is evidenced by No. 192820.1 (Southland Registry)).

SIGNED BY THE RURAL BANK LIMITED BY ITS ATTORNEY: WARREN FRANCIS BROWN

*[Signature]*

IN THE PRESENCE OF:

WITNESS:

*[Signature]*

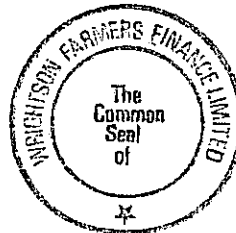
OCCUPATION: Bank Officer

ADDRESS: Invercargill

**WRIGHTSON FARMERS FINANCE LIMITED** as Mortgagee under and by virtue of Memorandum of Mortgage No. 184673.4 **DOES HEREBY CONSENT** to the aforesaid surrender **BUT WITHOUT PREJUDICE** to the rights powers and remedies otherwise under or in respect of the said Mortgage.

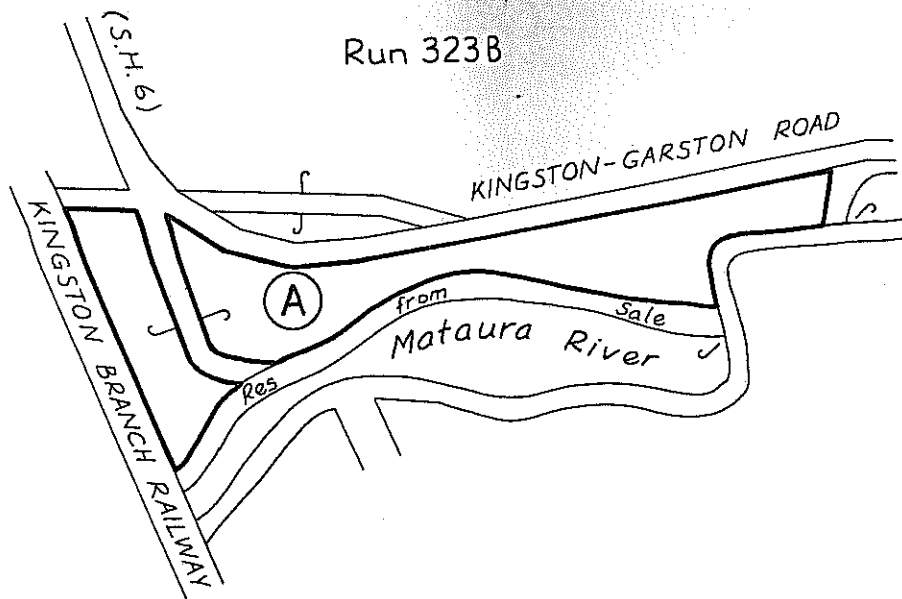
The Common Seal of **WRIGHTSON FARMERS FINANCE LIMITED** was hereto affixed in the presence of

*[Signature]* Director  
*[Signature]* Secretary



**INCORRECT** for the purpose of the Land Transfer Act.

*[Signature]*  
Her Majesty the Queen



Land to be Surrendered

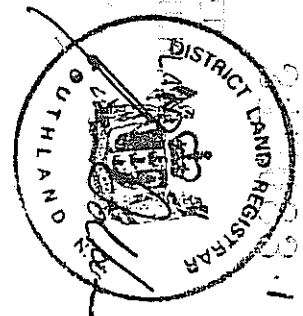
Part Run 323B  
Kingston Survey District

Area : 5.62 ha  
Scale 1:6700 app.

10.39 11.FEB.94

01

201179



MWP\_0013115

4720

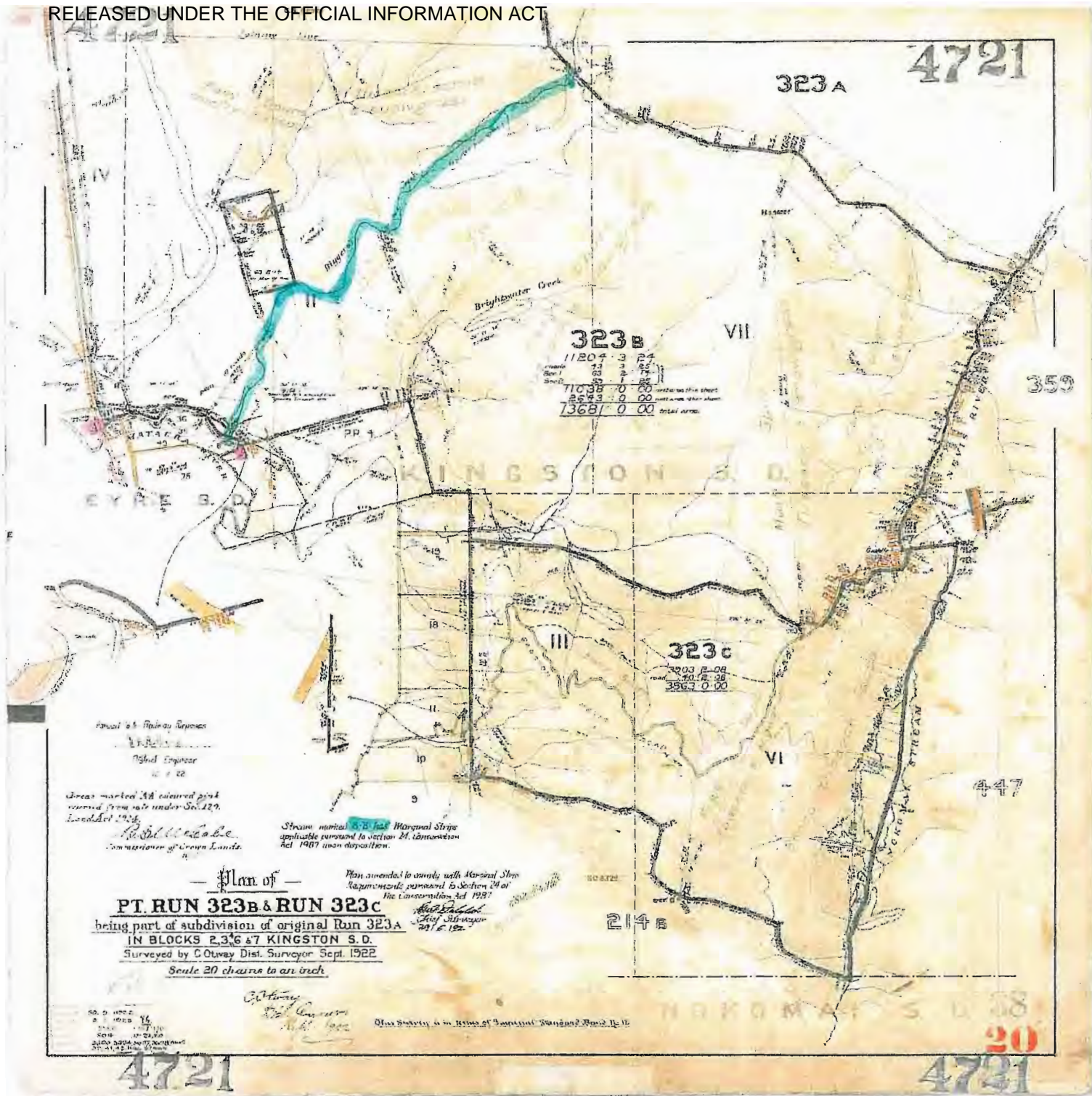
4720



Plan of  
 Secs. 1, 2 & 7 Block 1  
 PTS. RUNS 354<sup>B</sup> 323A, 323B  
 KINGSTON DIST  
 Surveyed by C. Conway Dist. Surveyor Aug 1877  
 Scale - 1" = 100 Feet

4720

4720





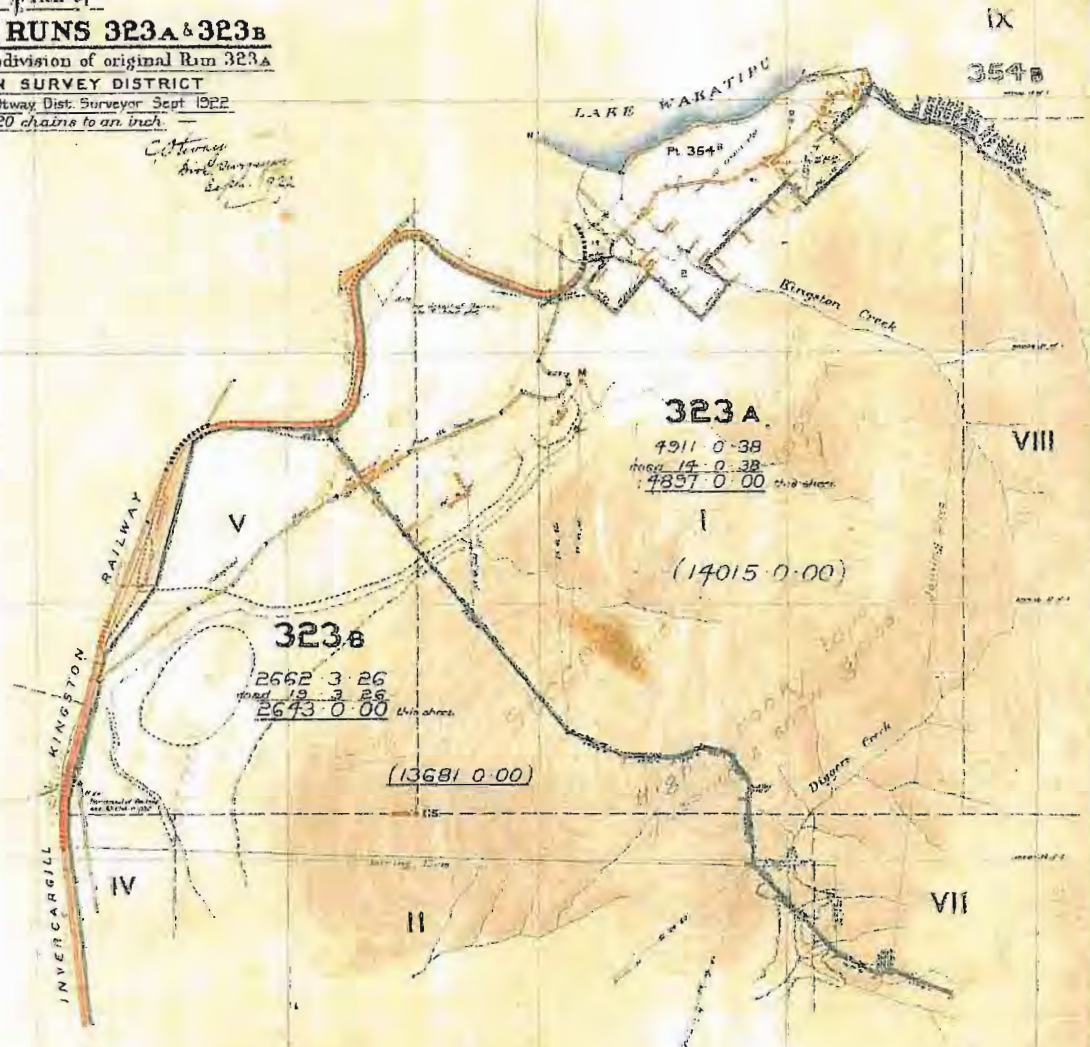
4724

4724

— Plan of —  
**PARTS OF RUNS 323A & 323B**  
 Being part of subdivision of original Run 323A  
**KINGSTON SURVEY DISTRICT**  
 Surveyed by C. Otway Dist. Surveyor Sept 1922  
 Scale 20 chains to an inch

*C. Otway  
 Dist. Surveyor  
 Sept. 1922*

Agreed to the Railway Engineers  
*J. H. ...  
 Dist. Engineer  
 11/11/22*



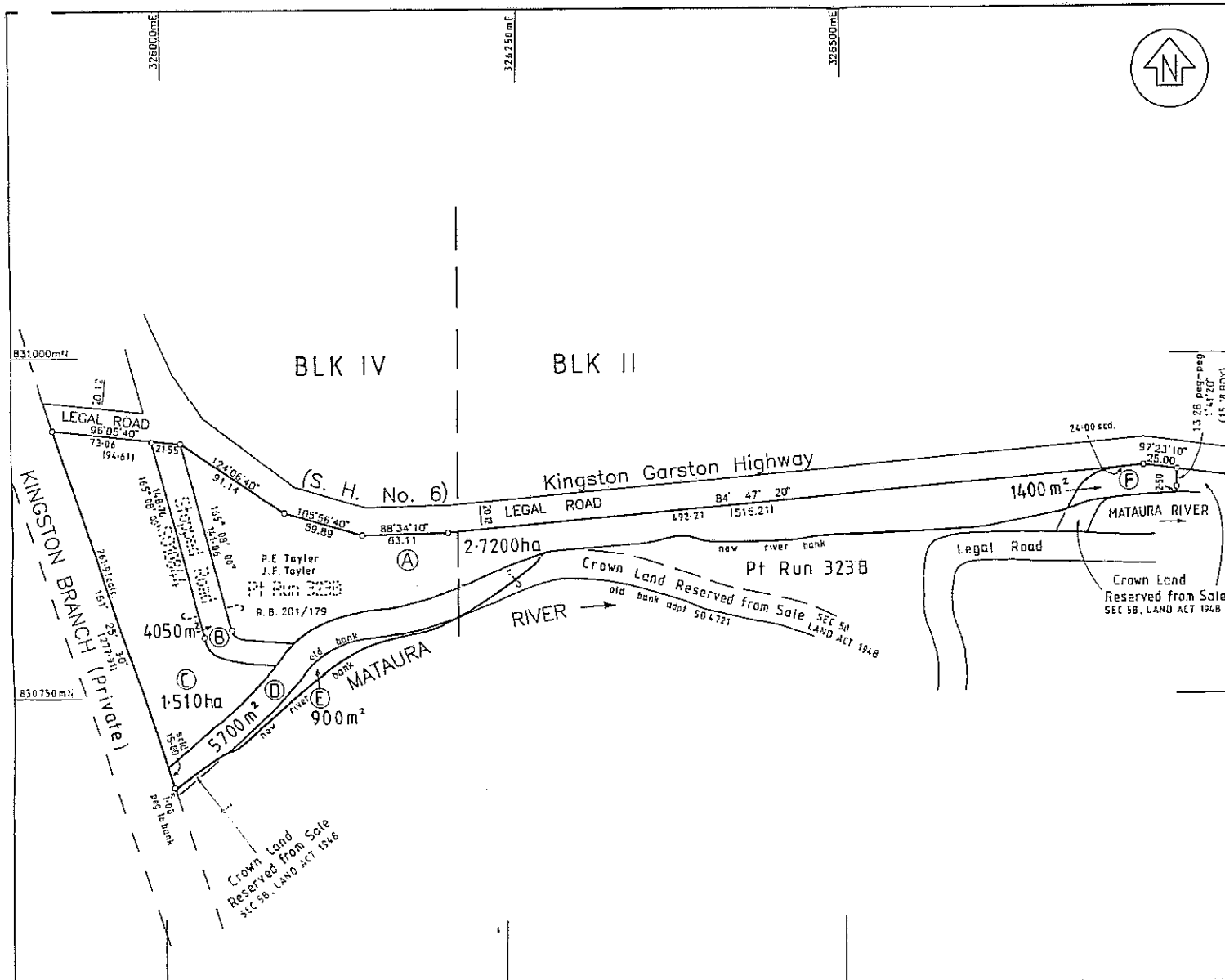
**323 A.**  
 4911 0 38  
 14 0 38  
 4897 0 00 this sheet

**323 B.**  
 2662 3 26  
 19 3 26  
 2643 0 00 this sheet

4724

38  
23

4724



Approvals  
 APPROVED AS TO LAYOUT  
*M. D. O'CALLAN*  
 M. D. O'CALLAN  
 TRANSIT NEW ZEALAND LIMITED  
 SCHEDULE OF AREAS

Land to be set apart for Purposes in Connection with a Road

SHOWN	AREA	DESCRIPTION	TITLE REFERENCE
A	2.7200 ha	Pt. Run 323B	R.B.201/179
C	1.5100 ha	Pt. Run 323B	R.B.201/179
D	4050 m <sup>2</sup>	Stopped Road	
D	5700 m <sup>2</sup>	Crown Land Reserved from Sale Sec.58, Land Act 1948	
F	1400 m <sup>2</sup>	Crown Land Reserved from Sale Sec.58, Land Act 1948	
E	900 m <sup>2</sup>	Maitaura River Bed	

Total Area 5.4350 ha  
 Comprised in Crown Land Res. from Sale, Stopped Road (Gaz 1994 p1919) R.B. 201/179 (Pt), Maitaura River Bed

I, PETER DE LA MARE  
 Registered Surveyor and holder of an annual practicing certificate (or who may act as a surveyor pursuant to section 25 of the Survey Act 1980) 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 Queenstown this 27th day of April 1999 Signature *P. De La Mare*

Field Book: none p. 1000 Traverse Book: 146 p. 36-7  
 Reference Plans: none  
 Examined: Correct *P. De La Mare*

Approved as to Survey  
 21/06/99 *P. De La Mare* Dep. Chief Surveyor

Deposited this 17 day of 1999 Registrar General of Land

LAND DISTRICT SOUTHLAND  
 SURVEY BLK. & DIST. II, IV KINGSTON  
 NZMS 261 Sheet F43 Record Map No.

LAND TO BE SET APART FOR PURPOSES IN CONNECTION WITH A ROAD

Territorial Authority SOUTHLAND DISTRICT  
 Surveyed by CLARK FORTUNE McDONALD & ASSOCS.  
 Scale 1:2000 Date MARCH 1999

File 7330 SAS C304-05  
 Revised 31.5.99 Ings  
 Instructions DNLM 97/3  
**SO 12343**



P.R.L. 518  
Donald McPherson (Licensee)

Boundaries agreed to.  
*Hedworth*  
Resident Engineer.

Land coloured blue planned as road  
& land coloured green closed this 1947/15

Part coloured green hereon, Area 5261m<sup>2</sup> (1ac 1r 08p),  
now Section 8, Block II, Kingston Survey District

*H.M. Smith*  
Chief Surveyor  
26/6/47

Run 323 B  
Land to be taken for Road being part of Road to be Closed thro' Run 323 B Approved

SURVEY BLK. & DIST. Blocks II & IV, Kingston S.D.  
LAND DISTRICT SOUTHLAND LOCAL BODY LAKE COUNTY  
Scale: 2 chains to an Inch Surveyed by H.M. Smith Date: Sept., 1944.

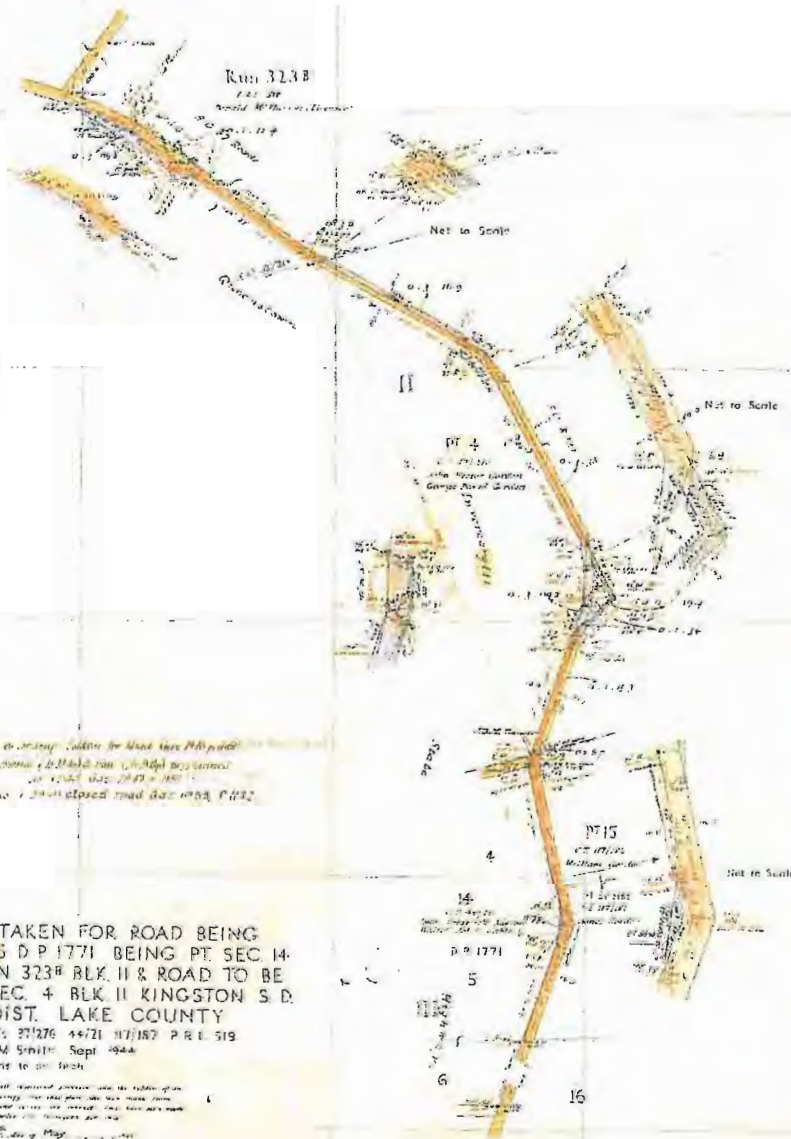
I, H.M. Smith, of Invercargill, Registered Surveyor and holder of an annual practicing certificate,  
hereby certify that this plan has been made from surveys executed by me, that both plan and survey are correct and have been  
made in accordance with the regulations under the Surveyors Act, 1928.  
Dated at Invercargill, this 26th day of June, 1947.

*H.M. Smith*  
Chief Surveyor as per law  
**5639**  
Registered Surveyor

Reference to...  
Field book 720 p 27  
Examined by...  
Placed over for approval

5640

5640



*Other courses also shown in survey, but the lines are not shown  
 and are shown in light lines, and the lines are not shown  
 and are shown in light lines, and the lines are not shown  
 and are shown in light lines, and the lines are not shown*

**PLAN OF LAND TO BE TAKEN FOR ROAD BEING  
 PT SEC 15 & PT LOTS 4 & 5 D P 1771 BEING PT SEC 14  
 BLK III & PTS SEC 4 & RUN 323# BLK II & ROAD TO BE  
 CLOSED ADJOINING PT SEC. 4 BLK II KINGSTON S. D.  
 SOUTHLAND LAND DIST. LAKE COUNTY**

Comprised in C.Ts 271276 44721 117182 PRE 519  
 Surveyed by H.M. Smith Sept 1944  
 Scale: 1" = 40' Cont'd to all town

*Notice: The lines shown on this plan are not to be taken as  
 evidence of title, but only as a guide to the location of the  
 lines shown on this plan, and the lines are not shown  
 and are shown in light lines, and the lines are not shown*

Made at Southland, S.D. on 10th day of Sept 1944  
 H.M. Smith  
 Surveyor

Boundaries correct to  
*Blotwick*  
 Resident Engineer

Approved as to Survey  
*Blotwick*  
 Chief Surveyor

5640

5640

ENCLOSED  
 1. ORIGINAL  
 2. PLAN  
 3. TRAIL MAP  
 4. TRAIL MAP  
 5. TRAIL MAP  
 6. TRAIL MAP  
 7. TRAIL MAP  
 8. TRAIL MAP  
 9. TRAIL MAP  
 10. TRAIL MAP

082 H

5507

5507

Land to be taken for Road  
being part of E Road to be Closed thro'  
Runs 323<sup>A</sup> & 323<sup>B</sup> Blocks I, II, IV & V,  
KINGSTON S.D.

Surveyed by H.M. Smith, April, 1899.  
Scale: 10 chains to an inch

323<sup>B</sup>  
P.R.L. 491  
N.S. Blakey

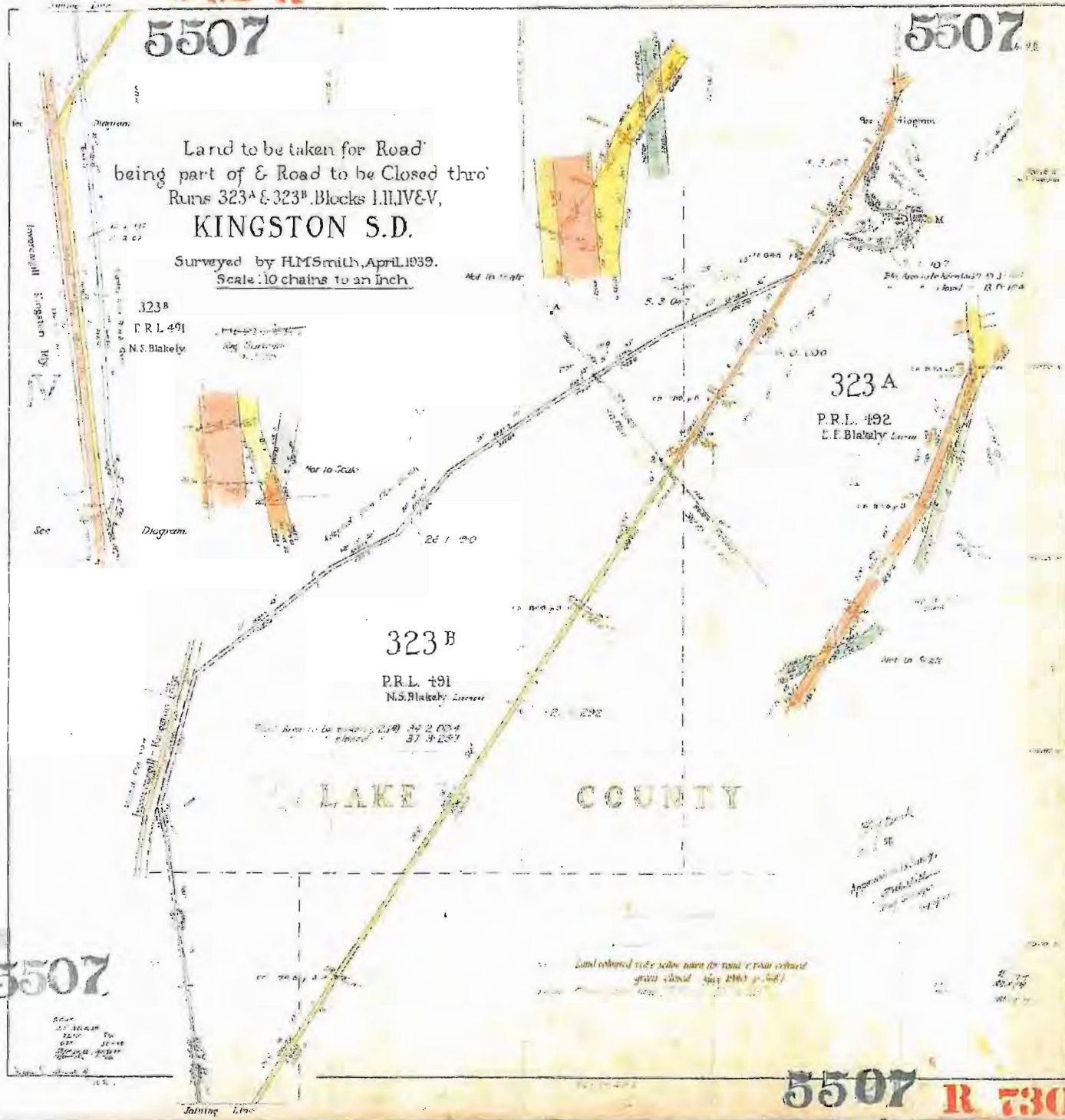
323<sup>A</sup>  
P.R.L. 492  
E.F. Blakey

323<sup>B</sup>  
P.R.L. 491  
N.S. Blakey

LAKE COUNTY

5507

5507 R 730



A1 plan could not be scanned.

Please refer file:  
CON/50269/09/12668/Z-ZNO