

Crown Pastoral Land Tenure Review

Lease name : MATANGI

Lease number : PO 371

Due Diligence Report (including Status Report) - Part 2

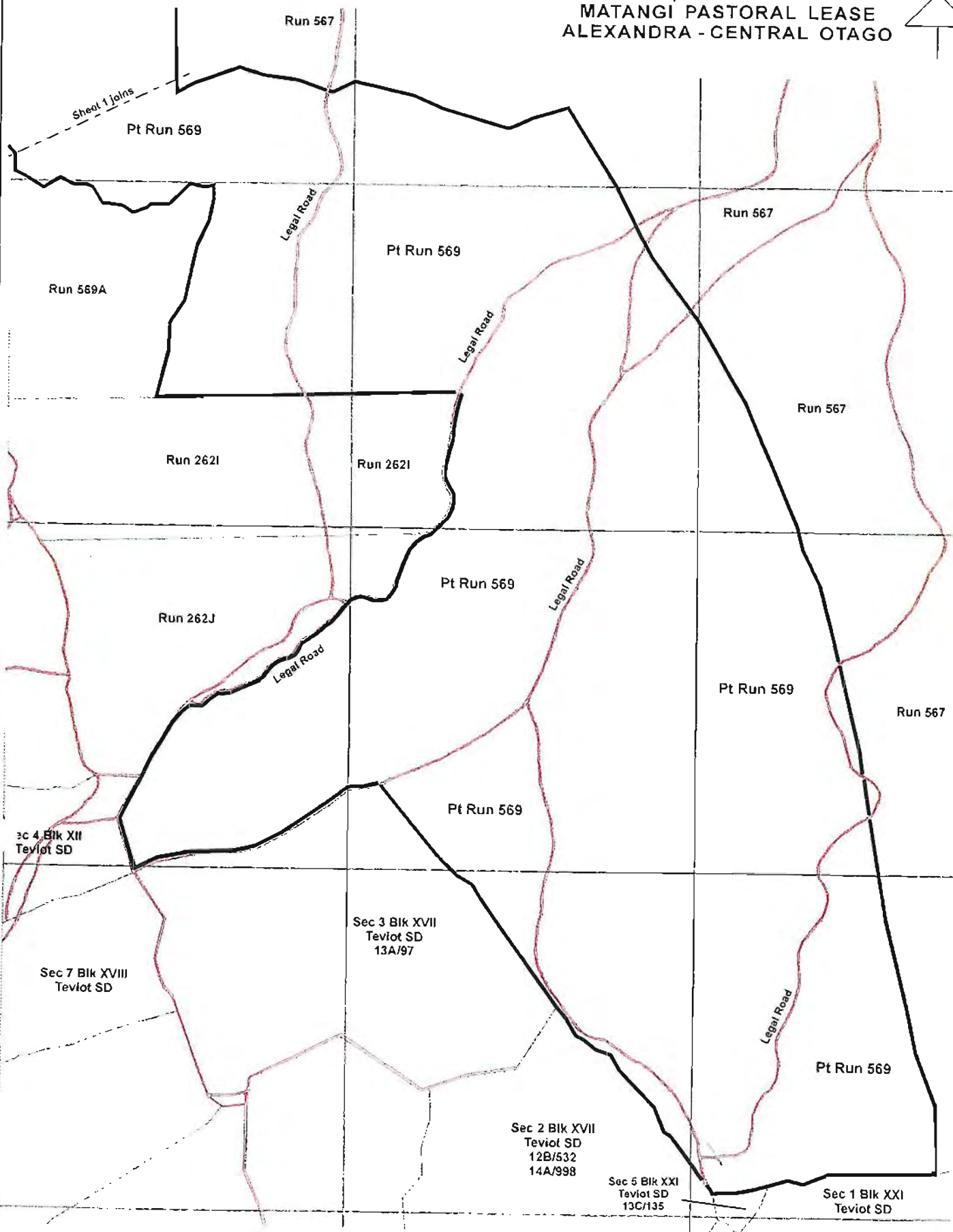
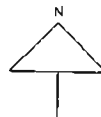
This report and attachments results from a pre-Tenure Review assessment of the pastoral lease for the purpose of confirming land available for Tenure Review and any issues, rights or obligations attaching to it. The information is gathered from files and other sources available to the LINZ contractor.

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.

June 09

Map 2 - Cadastral
MATANGI PASTORAL LEASE
ALEXANDRA - CENTRAL OTAGO



Cadastral Information from LINZ Core Record System (CRS). Crown Copyright Reserved

0 1 km 2 km 3 km 4 km

Scale - 1:60,000

PASTORAL LEASE BOUNDARY
(Subject to Part IV, Sections 24(2) and 24(9)
of Conservation Act 1987.)



John McMeeking
DTZ Mapping, Dunedin
03 474 0571
01.08.2002

DTZ NEW ZEALAND

This land status report has been prepared on the instruction of Land Information New Zealand in terms of the contract number 50268 dated September 2001 and is undertaken for the purposes of the Crown Pastoral Land Act 1998.

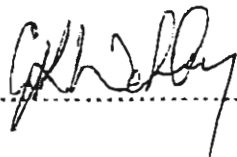
LAND STATUS REPORT for MATANGI		[LIPS ref 12610]
Property	1	of 1

Land District	Otago
Legal Description	Section 3 Block IV Cairnhill Survey District and Part Run 569 Blocks IV, V, VI, VII, X, XI, XII, XV and XVI Cairnhill Survey District, Blocks XIV, XV and XVI Teviot Survey District and Block V Long Valley Survey District.
Area	11,257.4512 Hectares
Status	Crown Land subject to the Land Act 1948
Instrument of lease	Balance CIR OT 386/95
Encumbrances	<ul style="list-style-type: none"> -390585 Transfer subject to a Right in Gross over Sections 10 & 11 Block VI Cairnhill SD in favour of Alexandra Borough Council. - Mining Licence -CT OT 5D/84 in favour of Norman Hall. -533699-Electricity Agreement pursuant to Section 50 Electricity Act 1968. - 746279.1 Transfer creating Right of Way over Sections 10 & 11 Block VI Cairnhill SD in favour of Section 11, Block VI Cairnhill SD. -subject to Land Covenant in Transfer 746279.1 -834066 Land Improvement Agreement pursuant to Section 30A Soil Conservation and Rivers Control Act 1941 -Mining Permit CT OT 9D/467 in favour of Fulton Hogan (Central) Limited. - 947311.1 Certificate Specifying Mining Rights under Section 417(2) Resource Management Act 1991.
Mineral Ownership	Minerals remain with the Crown as the land has never been alienated since its acquisition for settlement purposes from the former Maori Owners under the Kemp Deed of Purchase in 1848.
Statute	Land Act 1948 & Crown Pastoral Land Act 1998.

Data Correct as at	24 July 2002.
 Certification Attached	Yes

Prepared by	Murray Bradley
Crown Accredited Supplier	DTZ New Zealand

APPROVED



Date 17/8/02

Grant Kasper Webley
Land Information New Zealand, Christchurch

MATANGI RESEARCH - Property 1 of 1

<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>	<p>NB: The legal description and area as recorded in the current lease CT 386/95 is incorrect. the correct legal description and area is "Section 3 Block IV Cairnhill Survey District and Part Run 569 situated in Blocks IV, V, VI, VII, X, XI, XII, XV and XVI Cairnhill Survey District, Blocks XIV, XV and XVI Teviot Survey District and Block V Long Valley Survey District. Area: 11,257.4512 Hectares "<u>NOT</u>"Section 3, Block IV Cairnhill Survey District, Section 10-11 and Section 14-15 Block VI Cairnhill Survey District and Section 1-2 Survey Office Plan 24757-Area: 11373.9126 Hectares." ii) We note that Telecom were granted an Easement for a Multi Access Radio Facility in Happy Valley and the Lessees consent was obtained on 10/12/97. However the Easement Deed sighted on file has not been signed. iii) We note that an Access Agreement under the Crown Minerals Act 1991 was granted to Fulton Hogan in 1996. The Easement Document was sent to the CCL on 17/6/96 but does not appear to have been signed.</p>
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LAND STATUS REPORT for MATANGI

[LIPS ref.12610]

Property 1 of 1

Research Data: Some Items may be not applicable

Property 1 of 1	
SDI Print Obtained	Yes
NZMS 261 Ref	G 42 and G 43
Local Authority	Central Otago District
Crown Acquisition Map	The Kemp Deed of Purchase.
SO Plan	SO 574,576,577 and 578 define Part Run 569. SO 3569 defines Section 3 Block IV Cairnhill SD SO 2561A,2562 and 2563 define areas taken for road. SO 3572 defines Section 5,Block VI Cairnhill SD. SO 3519 defines Section 6 Block VI Cairnhill SD SO 9429 defines Section 7 Block VI Cairnhill SD SO 9604 defines Section 1 ,Block VII Cairnhill SD SO 9687 defines Section 8 Block VI Cairnhill SD SO 11994 defines Section 2,3 &4 Block VII Cairnhill SD SO SO 11900 defines land taken for Water Storage. SO 16808 and 16846 define land taken for road SO 22176 defines Sections 14 & 15 . SO 24757 defines Sections 1 & 2.
Relevant Gazette Notices	NZ Gaz 1931 page 956-Land taken for Road. Proc 234901-Land Taken for Development of Water Power. Proc 361446 -Land Taken for Road. Proc 693145-Stopped road adjoining Part Run 569.
CT Ref / Lease Ref	Balance CIR OT 386/95
Legalisation Cards	SO 574 -Legalisation Card Completed. SO 576 - No Legalisation Card SO 577 - Legalisation Card completed. SO 578 - No Legalisation Card SO 3569 - No Legalisation Card SO 2561A - No Legalisation Card SO 2562 - No Legalisation Card SO 2563 - No Legalisation Card SO 3572 - No Legalisation Card SO 3519 - No Legalisation Card SO 9429- No Legalisation Card SO 9604 - Legalisation Card Completed. SO 9687 - No Legalisation Card SO 11994 - No Legalisation Card SO 11900 - No Legalisation Card SO 16808- No Legalisation Card

	SO 16846 – No Legalisation Card SO 22176 – Legalisation Card Completed. SO 24757 – Legalisation Card Completed.
CLR	N/A
Allocation Maps (if applicable)	A search of the SOE/DOC/UCL Allocation Schedules & Maps revealed no allocations within the boundaries of the Run.
VNZ Ref - if known	28462/234 and 28522/209
Crown Grant Maps	The Crown Grant Map for Cairnhill, Teviot and Long Valley Survey Districts define runs 569 and 569A .
If Subject land Marginal Strip:	
a) Type [Sec 24(9) or Sec 58]	a) N/A
b) Date Created	b) N/A
c) Plan Reference	c) N/A

LAND STATUS REPORT for MATANGI				[LIPS ref.12610]
Property	1	of	1	

Research – continued

Property	1	of	1	
If Crown land - Check Irrigation Maps.				No Recordings were found on the Irrigation Maps
Mining Maps				There is currently one Mining Licence held by Fulton Hogan (9d/457) shown on the National Mining Index.
If Road				
a) Is it created on a Block Plan - Section 43(1)(d) Transit NZ Act 1989				a) Crown Grant and Section 110A Public Works Act 1928.
b) By Proc				b) Procs NZ Gaz 1931 p 956 and 361446
c) Plan No				c) SO 2561A,2562,2563,11899,1190016808 and 16846
Other Relevant Information				
a) Concessions - Advice from DOC or DTZ New Zealand				a)DOC advise that there are three Marginal Strips on the boundary of the lease recorded as G 42126,G42073 and G 42076..An area of Conservation land G42075 and Recreation Reserve (part Otago Central Rail Trail) I 42061 also adjoins the lease. There are no Concessions over any of this land. (See attached Map)
b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998.				b) Subject to Part 9 of the Ngai Tahu Claims Settlement Act 1998.
c) Mineral Ownership				c) Mines and Minerals are owned by the Crown because the land has never been alienated since its acquisition for settlement purposes from the former Maori Owners under the Kemp Deed of Purchase in 1848. Contained in (provide evidence): CT 335/31 and CT 337/26 being the earliest leases issued after the establishment of Pastoral Runs in the Otago Land District.
d) Other Information				d) NB: The legal description and area as recorded in the current lease CT 386/95 is incorrect. the correct legal description and area is " Section 3 situated in Block IV Cairnhill Survey District and Part Run 569 situated in Blocks IV,V,VI,VII,X,XI,XII,XV and XVI Cairnhill Survey District,Blocks XIV,XV and XVI Teviot Survey District and Block V Long Valley Survey District. Area: 11,257.4512 Hectares " NOT "Section 3,Block IV Cairnhill Survey District, Section 10-11

and Section 14-15 Block VI Cairnhill Survey District and Section 1-2 Survey Office Plan 24757-Area: 11373.9126 Hectares."

ii) We note that Telecom were granted an Easement for a Multi Access Radio Facility in Happy Valley and the Lessees consent was obtained on 10/12/97. However the Easement Deed sighted on file has not been signed.

iii) We note that an Access Agreement under the Crown Minerals Act 1991 was granted to Fulton Hogan in 1996. The Easement Document was sent to the CCL on 17/6/96 but does not appear to have been signed.

Matangi

Reconciliation of Legal Description and Area

1927	Run 569 (CT337/26) Area at Commencement of Lease SO's 574, 576, 577, 578	28341-0-22
1928	Less taken for Road SO 256A – 0-3-10 SO 2562 – 18-0-37 37-2-25 SO 2563 – 18-2-18	37-2-5
		<hr/> 28301-1-37
1946	Less Section 7 – SO9429	1-3-02
		<hr/> 28301-2-35
1951	Less Section 8 – SO 9687	19-0-19
	Area of Expiry of Lease OT337/26 =	<hr/> 28282-2-16
	Less Section 6 Block VI SO3519	19.4
		<hr/> 28282-1-36.6
1947	Less Section 1 SO 9604	100-0-00 28282-136.6
1956	Less Part Section 2 – SO11994	65-3-16.15
		<hr/> 28,116-2-20.1
1956	Less Section 3 – SO11994	20-0-32
		<hr/> 28,096-1-27.9
	Less Section 9 – SO2561A	0-0-16.7
		<hr/> 28,096-1-11.2
	Less Riverbank Reserve SO574	12-3-16
		<hr/> 28083-3-35.2
	Less land taken for Hydro Purposes	17-1-15
		<hr/> 28,066-3-20.2

Less Area for Subdivision		11-2-20
		<hr/> 28055-1-10.2
Area of Pt Run 569 left when new Lease CT386/95 issued		
	Say	<hr/> 28,056-0-00
Plus Section 3 Block IV Cairnhill SD		49-2-08
Total Area of CT386/95		<hr/> 28105-2-08
Less Proc 3614456 SO 16808/16846		17-2-15.3
		<hr/> 28087-3-32.7
Less Proc 234901 (Secs 10 & 11)		17-2-15.3
	(11359.7731ha)	28070-2-17-7
		11359-7731 ha
Less Section 14 & 15 (743561) – 1989		3.3219
		<hr/> 11,356.4512 ha
985733.1 (2000) less Section 1 & 2 SO24757 -		99,0000 ha
Area in lease OT386/95 – July 2002		11,257.4512 ha

ATTACHMENT 1:

Recent Copy of Lease Document OT386/95.



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



Search Copy

Identifier OT386/95
Land Registration District Otago
Date Registered 21 October 1958 02:37 pm

Part-Cancelled

Prior References
 OT335/31 OT337/26

Type	Lease under s83 Land Act 1948		
Area	11373.9126 hectares more or less	Term	Thirty-three years commencing on the first day of July 1952 and renewed for a further period of 33 years commencing on 1st July 1985

Legal Description Section 3 Block IV Cairnhill Survey District, Section 10-11 and Section 14-15 Block VI Cairnhill Survey District and Section 1-2 Survey Office Plan 24757

Proprietors
 Matangi Station Limited

Interests

234901 Proclamation proclaiming Part Run 569 (now known as Sections 10 and 11 Block VI Cairnhill Survey District) (17 acres 1 rood 15 perches) hatched black on the diagram hereon to be set apart for the development of water power on and after the 12th day of December 1960 - 27.6.1961 at 11.35 am

361446 Gazette Notice proclaiming as road the part indicated on the diagram hereon (17 acres 2 roods 15.3 perches) - 7.10.1970 at 1.45 pm

Subject to a right (in gross) over part Run 569 (now known as Sections 10 and 11 Block VI Cairnhill Survey District) (1 acre 1 rood 23 perches) in favour of The Alexandra Borough Council created by Transfer 390585 - produced 17.8.1972 at 11.37 am and entered 15.9.1972

✓ Mining Licence embodied in Register CT OT5D/84 - 2.10.1978 at 9.29 am

• 533699 Electricity Agreement pursuant to Section 50 Electricity Act 1968 - 30.4.1980 at 10.04 am

694252 Renewal of Crown Lease for a term of 33 years commencing on 1st July 1985 and fixing (for the first 11 years) the annual rent at \$5,400 calculated on a rental value of \$360,000 - 12.1.1988 at 9.12 am

743561.4 Discharge of Electricity Agreement 533699 as to Section 14 and 15 Block VI Cairnhill Survey District - 1.12.1989 at 9.31 am

743561.5 Surrender of Lease as to Sections 14 and 15 Block VI Cairnhill Survey District - 1.12.1989 at 9.31 am

✓ 746279.1 Transfer creating the following easements - 25.1.1990 at 9.39 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Section 10-11 Block VI Cairnhill Survey District - herein	A Transfer 746279.1	Section 11 Block VI Cairnhill Survey District - CT OT13A/1373	
Right of way	Section 10-11 Block VI Cairnhill Survey District - herein	B Transfer 746279.1	Section 11 Block VI Cairnhill Survey District - CT OT13A/1373	

Identifier **OT386/95**

Land Covenant in Transfer 746279.1 - 25.1.1990 at 9.39 am

834066 Land Improvement Agreement pursuant to Section 30A Soil Conservation and Rivers Control Act 1941 - 14.7.1993 at 9.36 am

Mining Permit embodied in Register CT OT9D/467 - 24.12.1993 at 10.15 am

850747 Discharge of the Land Covenants relating to subdivision and residential development contained in Transfer 746279.1 - 9.3.1994 at 9.17 am

936596.1 Variation of the covenants conditions and restrictions contained in the within Lease - 7.9.1997 at 9.03 am

936596.3 Mortgage to Wrightson Farmers Finance Limited - 7.9.1997 at 9.03 am

947311.1 Certificate Specifying Mining Rights under Section 417(2) Resource Management Act 1991 - 6.5.1998 at 9.05 am

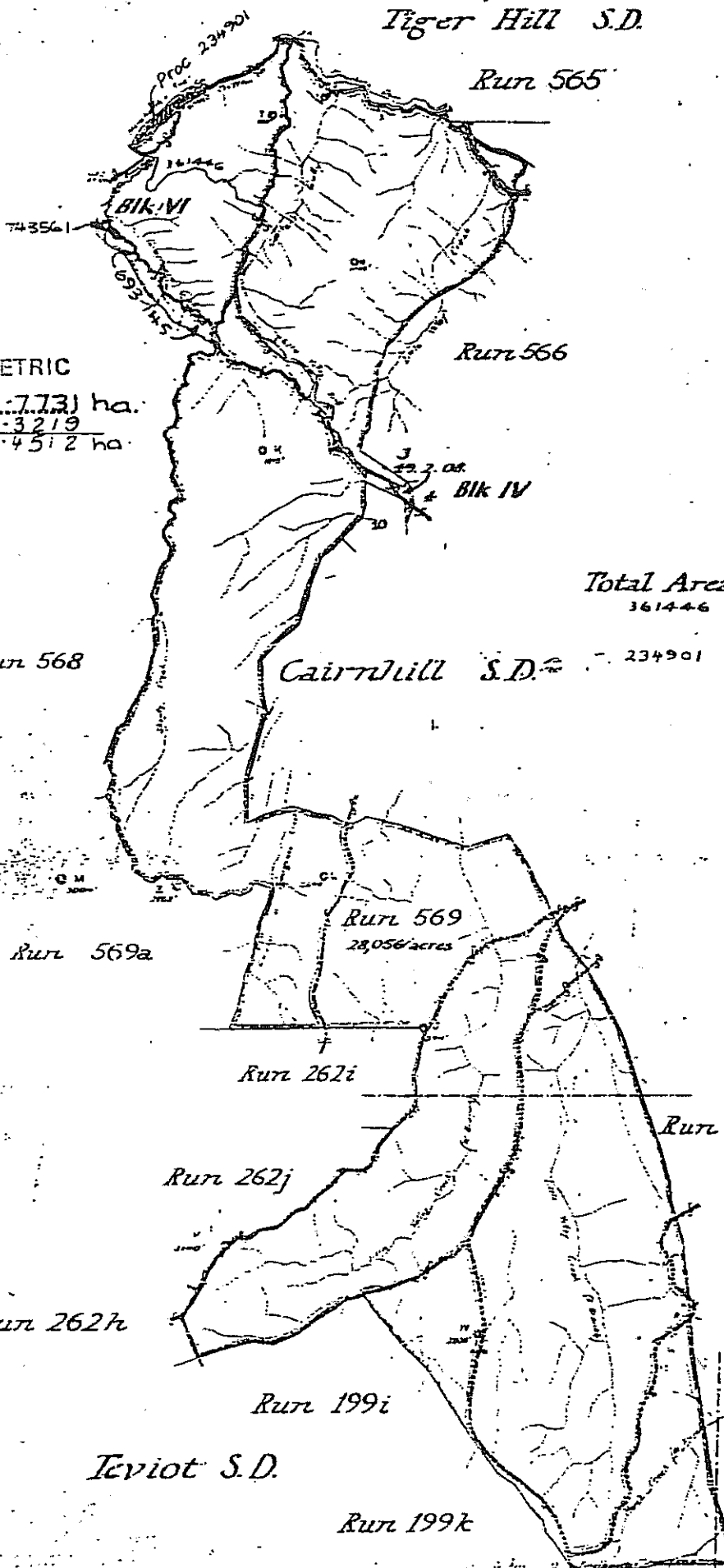
985733.1 Surrender of Lease as to Sections 1 and 2 SO Plan 24757 - 28.3.2000 at 9.00 am

Blk IV Cairnhill S.D. & Cairnhill, Teviot, & Long Valley S.D.s.

Tiger Hill S.D.

38495

Run 565



EQUIVALENT METRIC
 AREA IS: 11359.773 ha.
 743561 - 3.3219
 11356.4512 ha.

Total Area: 28105.2 08p

361446	17. 2. 15.3
	28087. 3. 32.7
234901	17. 1. 15.0
	28070. 2. 17.7

Run 568

Cairnhill S.D.

Run 569a

Run 569
28,056 acres

Run 262i

Run 567

Run 262j

Run 262h

Run 199i

Teviot S.D.

Run 199k

Long Valley S.D.

Run 641

gab



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



Historical Search Copy

R. W. Muir
Registrar-General
of Land

Identifier OT386/95
Land Registration District Otago
Date Registered 21 October 1958 02:37 pm

Part-Cancelled

Prior References
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Original Proprietors
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OT386/95

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947311.1 Certificate Specifying Mining Rights under Section 417(2) Resource Management Act 1991 - 6.5.1998 at 9.05 am

985733.1 Surrender of Lease as to Sections 1 and 2 SO Plan 24757 - 28.3.2000 at 9.00 am

LAND & DEEDS
 21 OCT 1953 NEW ZEALAND
 Form 2-37
 Otago
 About No. 342 LAND DISTRICT

REGISTERED UNDER LAND REGISTRY OFFICE
 BUT NOT UNDER THE LAND TRANSFER ACT

Entered in the Register-book, Vol. 386 fol. 95
 the 21st day of October 1953



316/95

Journal as a Record of (or in Exchange for) Lease
 Former References
 registered in Vol. 357 fol. 26
 335 - 31.

Image Quality due
 to Condition
 of Original

Pastoral Lease of Pastoral Land under the Land Act, 1948
 No. P.153

This Deed, made the first day of March one thousand nine hundred and fifty-two between His Majesty THE KING (who, with his heirs and successors, is hereinafter referred to as "the Lessor"), of the one part, and CHARLES SCOTTES of ALEXANDRIA in the Dominion of New Zealand, (who, with his executors, administrators, and permitted assigns, is hereinafter referred to as "the Lessee"), of the other part, WITNESSETH that, in consideration of the rent hereinafter reserved, and of the covenants, conditions, and agreements herein contained or implied and on the part of the Lessee to be paid, observed, and performed, the Lessor doth hereby demise and lease unto the Lessee the three pieces or parcels of land (containing by measurement 28105 acres 2 roods and 08.00 perches, a little more or less, situated in the Land District of Otago and being Section 3, Block IV Cairnhill Survey District and Part Run 549 Cairnhill, Teviot and Long Valley Survey Districts ...

Diagram on Separate Sheet

(hereinafter referred to as "the said land"), as the same is more particularly delineated in the plan drawn hereon and therein coloured red in outline, together with the rights, covenants, and appurtenances thereto belonging. TO HOLD the said premises intended to be hereby demised unto the Lessee for the term of thirty-three years, commencing on the first day of July one thousand nine hundred and fifty-two together with the period between the date of this lease and the aforesaid first day of July, one thousand nine hundred and fifty-two. Yielding and paying therefor during the said term unto the Department of Lands and Survey at the Principal Land Office for the said Land District of Otago the clear annual rent of Three hundred pounds (£ 300:--) payable without demand by equal half-yearly payments in advance on the 1st day of January and the 1st day of July in each and every year during the said term, and also paying in respect of the improvements specified in the Schedule hereto the sum of () by a deposit of () (the receipt of which sum is hereby acknowledged) and thereafter () half-yearly instalments of () pounds shillings and pence (: :) on the 1st day of January and the 1st day of July in each and every year during the said term.

- AND the Lessee doth hereby covenant with the Lessor as follows, that is to say:-
1. THAT the Lessee will fully and punctually pay the said land-tax due on the said land and in the manner hereinafter stated in this behalf, and also will pay and discharge all rates, taxes, assessments, and outgoings whatsoever that now are or hereafter may be assessed, levied, or payable in respect of the said land or any part or parts thereof during the said term.
 2. THAT the Lessee will within one year after the date of this lease take up his residence on the said land, and thereafter throughout the term of the lease will reside continuously on the said land.
 3. THAT the Lessee will hold and use the said land as for his own use and benefit and will not transfer, charge, mortgage, lease, or part with possession of the said land or any part thereof without the previous approval of the Land Settlement Board: Provided that such approval will not be necessary in the case of a mortgage to the Crown or to a Department of State.
 4. THAT the Lessee will at all times from the said land diligently and in a husbandlike manner according to the rate of good husbandry and will not in any way commit waste.
 5. THAT the Lessee will throughout the term of his lease in the satisfaction of the Commissioner of Crown Lands for the Land District of Otago (hereinafter referred to as "the Commissioner") cut and trim all the fences and hedges, clear and keep clear the said land of all noxious weeds, and will comply strictly with the provisions of the Sedition Wrecks Act, 1950.
 6. THAT the Lessee will keep the said land free from wild animals, rabbits, and other vermin, and generally comply with the provisions of the Rabbit Nuisance Act, 1922.
 7. THAT the Lessee will clean and clear from weeds and keep open all drains, ditches, and watercourses upon the said land, including any drains or ditches which may be constructed by the Commissioner after the commencement of the term of the lease; and will not at any time without the prior consent of the Commissioner alter the channel of any such creek or watercourse or stop or divert the water flowing therein.
 8. THAT the Lessee will at all times during the said term repair and maintain and keep in good substantial repair, order, and condition all improvements belonging to the Crown (including those specified in the Schedule hereto which are being purchased by the Lessee) now or hereafter erected on the said land, and will not, without the prior written consent of the Commissioner, pull down or remove them or any part of them.
 9. THAT the Lessee will insure all buildings belonging to the Crown (including those specified in the Schedule hereto which are being purchased by the Lessee) and or hereafter erected on the said land to their full insurable value in the name of the Commissioner in some insurance office approved by the Commissioner and will pay all premiums falling due under every such insurance policy and deposit with the Commissioner every such policy and, not later than the first day of the day on which any such premium becomes payable, the receipt for the same.
 10. THAT the Lessee will not throughout the term of the lease without the prior consent of the Commissioner, which consent may be given on such terms and conditions (including the payment of a royalty) as the Commissioner thinks fit, fell, cut, or remove any timber, tree, or bush growing, standing, or lying on the said land, and that he will throughout the term of the lease prevent the destruction of any such timber, tree, or bush unless the Commissioner otherwise approves: Provided that the consent of the Commissioner as aforesaid shall not be necessary where any such timber or tree is required for any agricultural, pastoral, household, roadmaking, or building purpose on the said land and where the timber or tree has been planted by the Lessee.
 11. THAT the Lessee shall not, except for the purpose of complying with any of the provisions of the Nuisance Tenants Act, 1946, burn any rubbish, scrub, fern, or grass on the said land, nor permit any rubbish, scrub, fern, or grass on the said land to be burned, unless in either case he shall have obtained the prior consent in writing of the Commissioner, which consent may be given subject to such terms and conditions as the Commissioner may deem necessary.
 12. THAT officers and employees of the Department of Internal Affairs shall at all times have a right of ingress, egress, and egress 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 pig, opossums, or other animals which the said Department is charged with the duty of exterminating or controlling, or for the purpose of destroying any such animals: Provided that such officers and employees in the performance of the said duties shall at all times avoid undue disturbance of the Lessee's stock.
 13. THAT the Lessee shall exercise due care in stocking the said land and shall not overstock.

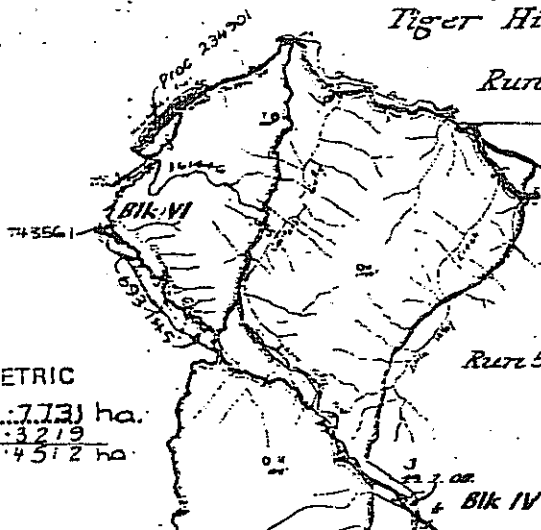
AND it is hereby agreed and declared by and between the Lessor and the Lessee:-

- (a) THAT the Lessee shall have the exclusive right of pasturing over the said land, but shall have no right to the soil.
- (b) THAT the Lessee shall have no right, title, or claim whatsoever to any minerals (within the meaning of the Land Act, 1948) or to under the surface of the soil of the said land, and all such minerals are reserved to His Majesty together with a free right of way over the said land in favour of the Commissioner or of any person authorized by him and of all persons lawfully engaged in the working, extraction, or removal of any mineral or to or under the surface of the said land or any adjacent land of the Crown, subject to the payment to the Lessee of compensation for all damage done to improvements on the said land belonging to the Lessee in the working, extraction, or removal of any such minerals: Provided that there shall be no right of way over, or right to work, extract, or remove any mineral from, any part of the said land which is for the time being made free or used or intended to be used as a road, garden, orchard, vineyard, nursery, or plantation, or within 100 feet of any building or dwellinghouse: Provided also that the Lessee may, with the prior consent in writing of the Commissioner, which consent may be given subject to such conditions as the Commissioner thinks fit, use any such minerals for any agricultural, pastoral, household, roadmaking, or building purpose on the said land, but not otherwise.
- (c) THAT upon the expiration by effluxion of time of the term hereby granted and thereafter at the expiration of each succeeding term to be granted to the Lessee the outgoing Lessee shall have a right to obtain, in accordance with the provisions of section 66 (2) of the Land Act, 1948, a new lease of the land hereby leased of a term to be determined in the manner prescribed by Part VIII of the said Act for a term of thirty-three years commencing from the expiration of the term hereby granted and subject to the same covenants and provisions as this lease, including the present provision for the removal thereof and all provisions ancillary or in relation thereto.

Blk IV Cairnhill S.D. & Cairnhill, Teviot, & Long Valley S.Ds

Tiger Hill S.D.

38495 ↑



EQUIVALENT METRIC

AREA IS 11359.7731 ha.
743561 - 3.3219
11356.4512 ha.

Total Area:	28105.208p
361446	17.2.153
28087.	3.327
234901	17.1.150
	28070.2.177

Run 568

Cairnhill S.D.

Run 569a

Run 569

28,056 acres

Run 262i

Run 567

Run 262j

Run 262h

Run 199i

Teviot S.D.

Run 199k

Long Valley S.D.

Run 641

Scale: 1 mile to an Inch

so long as the
on the proving
being permit the
any permission so
in the event of

Section 11
Cairnhill
79167

Jbb

DJ

- 384.95
- (4) THAT the Lessee shall have no right of occupying the foregoing of the said land;
 - (5) THAT the Lessee may, with the prior consent in writing of the Commissioner given subject to such conditions as the Commissioner may deem necessary:
 - (a) Cultivate any portion of the said land for the purpose of growing winter food for the stock department thereon;
 - (b) Clear such area of the said land as is sufficient for the use of himself and family and his employees;
 - (c) Plough and sow in grass any portion of the said land;
 - (d) Clear any portion of the said land by felling and burning bush or scrub and sow the land as cleared in grass;
 - (e) Fenclose any in grass any portion of the said land;
- Provided that the Lessee shall, on the termination of the lease, leave the whole of the area that has been ploughed or cultivated properly laid down in good permanent clover and grasses to the satisfaction of the Commissioner.
- (6) THAT the Lessee shall exercise discretion in stocking the said land and shall nevertheless, and for the purpose of this clause, be bound by any notice declared and served to him by the Commissioner, and shall be liable to be ordered to remove any stock from the said land at any time and without compensation or provision for the loss of any stock or other property on the said land.
- ** See below
- (7) THAT if the Lessee shall leave New Zealand or abandon the said land or if he cannot be traced or if he shall neglect or fail to comply with the covenants and conditions herein expressed or required by the provisions of the Land Settlement Board or the Commissioner, as the case may be, or make default for not less than two months in the payment of rent, water fee, or other payments due to the Lessee, then the Land Settlement Board may, subject to the provisions of section 116 of the Land Act, 1948, declare this lease to be forfeit, and then without notice or provision the Lessee from liability for rent due or services due or for any price payable of any covenant or condition of the lease.
- (8) THAT these covenants are intended to take effect as a pastured lease under the Land Act, 1948, and the provisions of the said Act and of the regulations made thereunder applicable to such leases shall be binding in all respects upon the parties hereto in the same manner as if such provisions had been fully set out herein.

SCHEDULE

IMPROVEMENTS BELONGING TO THE CROWN AND BEING PURCHASED BY THE LESSEE

Nil

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

Signed by the Assistant Commissioner, on behalf of the Lessee, in the presence of—

Witness: M. J. [Signature]

Occupation: Chief Clerk, [Signature]

Address: [Signature]

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

Witness: [Signature]

Occupation: [Signature]

Address: [Signature]

[Signature]
Assistant Commissioner of Crown Lands

[Signature]
Lessee

- (c) THAT the Lessee shall be deemed not to have failed to use due care in stocking, or to have overstocked so long as the number of sheep depastured on the said land does not exceed 5500 (taking an increase of ten per cent on the carrying capacity on which is based the rent hereinafter reserved); but the Commissioner may by notice in writing permit the Lessee to depasture thereon any greater number should he deem it advisable or expedient so to do. Any permission so granted shall be subject to revocation or amendment by the Commissioner at any time and particularly in the event of a transfer. Any variation consented to by the Commissioner shall not affect the rent payable hereunder.

DISCHARGED

Patrol Mortgage No. 81, entered 9th January 1924, to James Andrew Small and [Signature]

Patrol Mortgage No. 82, entered 9th January 1924, to [Signature]

Patrol Mortgage No. 83, entered 9th January 1924, to [Signature]

Patrol Mortgage No. 559, entered 7th January 1944, to [Signature]

39939 Transfer to Robert [Signature]

27356 Transfer to [Signature]

305104 Part Run 567 is now known as [Signature]

[Signature]
Lessee

315481 Part Run 569 is now known as Section 11, Block II, Cairnhill District

29-1967

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

[Signature] A.L.R.

361446 Gazette Notice proclaiming as road the part indicated on the diagram hereon (17 acres 2 roods 15.3 perches) registered 7.10.1970 at 1.45 pm

[Signature] A.L.R.

378700 Transfer to Alexandra Charles Birnie Sanders of Alexandra, Farmer - 19.11.1971 at 10.55 am

[Signature] A.L.R.

234901 Proclamation proclaiming part Run 569 (17a.1r 15p) hatched black on the diagram hereon to be set apart for the development of water power on and after the 12th day of December 1960 at 27.6.1961 at 11.35am

Memorials continued

390481 Transmission of the interest of James Andrew Smaill in Pastoral Mortgage 81 to Alexander Thompson Smaill and James Edward Brunton as executors produced 16.8.1972 at 11.14 am and entered 15.9.1972.

[Signature]
D.L.R.

390482 Transmission of the interest of Charles Smaill in Pastoral Mortgage 81 to Gordon Hallum Cunningham and Harold Percival Aitken as executors produced 16.8.1972 at 11.15 am and entered 15.9.1972

[Signature]
D.L.R.

The Memorial of discharge of Pastoral Mortgage 81 has not been endorsed on the outstanding copy which has been declared lost and production of which has been dispensed with under Section 44 Land Transfer Act 1952. See 390483.

[Signature]
D.L.R.

390585 Transfer granting an easement in gross ~~over part Run 569 (1acre 1 rood 23 perches)~~ to Alexandra Jaycee (Incorporated) produced 17.8.1972 at 11.37 am and entered 15.9.1972.

[Signature]
D.L.R.

438039 Transfer of the Easement in gross contained in Transfer 390585 to The Mayor Councillors and Citizens of the Borough of Alexandra - 21.3.1975 at 10.54 am.

[Signature]
A.L.R.

504368 Mining Licence under the Mining Act 1971 affecting part (1.68 hectares) in favour of Norman Hall for a term of 5 years from 29.9.1978 - 2.10.1978 at 9.29 am
See Vol: 5D Fol: 84

[Signature]
A.L.R.

527760 Transfer of a 1/4 share to Alexander John Sanders of Little Valley farmer, William Donald Stewart Armitage of Dunedin solicitor and Gordon Edmond Ramage of Alexandra taxation consultant - 12.12.1979 at 2.47 pm

[Signature]
A.L.R.

~~528042/1 Mortgage to Alexander Charles Birnie Sanders 18.8.1979 at 11.50 am~~

~~528042/2 Variation of Mortgage 528042/1 - 18.12.1979 at 11.29 am~~

~~544304/1 Variation of Mortgage 528042/1 - 4.11.1980 at 2.00 pm~~

528042/1 Mortgage of the 1/4 share of Alexander John Sanders, William Donald Stewart Armitage and Gordon Edmond Ramage to Alexander Charles Birnie Sanders 18.8.1979 at 11.29 am

DISCHARGED
[Signature]
A.L.R.

528042/2 Variation of Mortgage 528042/1 - 18.12.1979 at 11.29 am

[Signature]
A.L.R.

533699 Electricity Agreement under Section 50 Electricity Act 1968 - 30.4.1980 at 10.04 am

[Signature]
A.L.R.

544304/1 Variation of Mortgage 528042/1 - 4.11.1980 at 2.00 pm

[Signature]
A.L.R.

544304/2 Mortgage to 'Otago' Savings Bank - 4.11.1980 at 2.00 pm

[Signature]
A.L.R.

544304/3 Memorandum of Priority ranking Mortgage 544304/2 as first Mortgage, Mortgage 528042/1 as second Mortgage - 4.11.1980 at 2.00 pm

[Signature]
A.L.R.

549041 Mining Licence under the Mining Act 1971 affecting part of the within land in favour of Alexandra Transport Limited for a term of 10 years commencing on 9 February 1981 - 11.2.1981 at 11.42 am
See Volume 5D Folio 168

[Signature]
A.L.R.

550218 Variation of Mortgage 528042/1 - 4.3.1981 at 9.29 am

561228/1 Mortgage to the Rural Banking and Finance Corporation of New Zealand - 8.9.1981 at 1.52 pm

DISCHARGED
[Signature]
A.L.R.

561228/2 Mortgage to the Rural Banking and Finance Corporation of New Zealand - 8.9.1981 at 1.53 pm

[Signature]
A.L.R.

561228/4 Memorandum of Priority ranking Mortgage 561228/2 as second Mortgage, Mortgage 561228/1 as third Mortgage, Mortgage 528042/1 as fourth Mortgage - 8.9.1981 at 1.53 pm

[Signature]
A.L.R.

577504 Mortgage to the Rural Banking and Finance Corporation of New Zealand - 15.6.1982 at 1.43 pm

DISCHARGED
[Signature]
A.L.R.

C.T. 386/95

627715/1 Transfer of a 1/4 of his 3/4 share Alexandra Charles Birnie Sanders to the said Alexandra Charles Birnie Sanders and Barbara E'Stella Sanders of Little Valley married woman as tenants in common in equal shares - 18.12.1984 at 10.49 am

[Signature]
A.L.R.

627715/2 Transfer of a 1/4 share in Mortgage 528042/1 to Alexandra Charles Birnie Sanders and Barbara E'Stella Sanders as tenants in common in equal shares - 18.12.1984 at 10.49 am

[Signature]
A.L.R.

693145 Memorandum stopping those parts of Graveyard Gully Road adjoining the within land which are now known as Sections 1 (8285 m2) and 2 (5.9023 ha) SO 22177 - 14.12.1987 at 2.15 pm.

CT 11D/817 issued for Section 1
CT 11A/818 issued for Section 2

[Signature]
A.L.R.

Parts of the within land are now known as Sections 14 (1.2698 ha) and 15 (2.0521 ha) Block VI Cairnhill District

- see Reappellation 693194/12.05.11

[Signature]
A.L.R.

694252 Memorandum renewing the term of the within lease for a term of 33 years commencing on 1st July 1985 and fixing (for the first 11 years) the annual rent at \$5400 calculated on a rental value of \$360,000 - 12.1.1988 at 9.12am

[Signature]
A.L.R.

743561/2 Discharge of Mortgage 561228/1 as to Sections 14 and 15 Block VI Cairnhill Survey District - 1.12.1989 at 9.31am

[Signature]
A.L.R.

743561/3 Discharge of Mortgage 561228/2 as to Sections 14 and 15 Block VI Cairnhill Survey District - 1.12.1989 at 9.31am

[Signature]
A.L.R.

743561/4 Discharge of electricity agreement 533699 as to Sections 14 and 15 Block VI Cairnhill Survey District - 1.12.1989 at 9.31am

[Signature]
A.L.R.

743561/5 Surrendered as to Sections 14 and 15 Block VI Cairnhill Survey District - 1.12.1989 at 9.31am

[Signature]
A.L.R.

746279/1 Transfer granting a right of way over the part Run 569 marked "A" & "B" on the diagram annexed hereto appurtenant to Section 11 Block VI Cairnhill District (CT 13A/1373) - 25.1.1990 at 9.39am

[Signature]
A.L.R.

Land Covenant in Transfer 746279/1

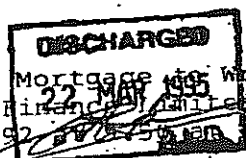
[Signature]
A.L.R.

818090/1 Transfer of 1/21st of his 21/32nd share Alexandra Charles Birnie Sanders to Barbara E'Stella Sanders abovenamed - 13.11.1992 at 9.50 am

[Signature]
A.L.R.

818090/2 Transfer of their 1/4 share Alexander John Sanders, William Donald Stewart Armitage and Gordon Edmond Ramage to Alexander John Sanders and William Donald Stewart Armitage both abovenamed and William Thomas Cooney of Alexandra chartered accountant - 13.11.1992 at 9.50 am

[Signature]
A.L.R.



818090/8 Mortgage of Wrightson Farmers Finance Limited - 13.11.1992 at 9.50 am

[Signature]
A.L.R.

834066 Land Improvement Agreement under Section 30A of the Soil Conservation and Rivers Control Act 1941 - 14.7.1993 at 9.36am

[Signature]
A.L.R.

846005 Mining Permit under the Crown Minerals Act 1991 affecting part of the within land in favour of Fulton Hogan (Central) Ltd for a term of twenty years commencing on 23.12.1993 - 24.12.1993 at 10.15 am

See Volume 9D Folio 467

[Signature]
A.L.R.

Not
ed

850747 Discharge of the Land Covenants
relating to subdivision and residential
development contained in Transfer
746279/1 - 9.3.1994 at 9.17am

Junnaveit

A.L.R.

931423/2 Transmission of the 5/8
share of Alexandra Charles Birnie
Sanders to Earbara E'Stella
Sanders of Alexandra Widow
Alexander John Sanders of
Alexandra Farmer and William
Donald Stewart Armitage of Dunedin
Solicitor as executors entered
13.6.1997 at 9.56am

Junnaveit

A.L.R.

936596.1 Memorandum varying the
covenants conditions and restrictions
~~containing~~ contained in the within lease

936596.2 Transfer to Matangi Station
Limited

936596.3 Mortgage to Wrightson Farmers
Finance Limited
all 7.9.1997 at 9.03

Junnaveit
for DLR

947311.1 Certificate pursuant to
Section 417(2) Resource
Management Act 1991
6.5.1998 at 9.05

Atkinson
for DLR

985264.1 Notice of new appellation
whereby parts within land are now
known as Sections 1 and 2 SO 24757
(33.5ha and 65.5ha)
20.3.2000 at 9.00

Atkinson
for RGL

985733.1 Memorandum of surrender
of within lease as Sections 1 and
2 SO 24757
28.3.2000 at 9.00

Atkinson
for RGL

ATTACHMENT 2:

Excluded Residential Land History - folios 333, 450, 514, Vol. 6, 24.

ATTACHMENT 2:

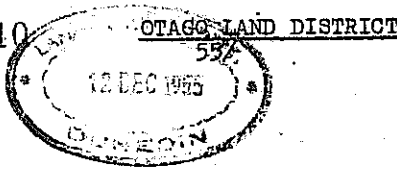
Excluded Residential Land History - folios 333, 450, 514, Vol. 6, 24.

LAND SETTLEMENT BOARD

CLASSIFICATION OF LAND & RENEWAL OF LICENSES

FILES: H.O. 8/8/124
D.O. PR.1826
PR.1531

CASE NO.: 4840



LICENSEE: John Charles Sanders

LAND: Run Name: "Matangi"
Survey Descn.: (1) Run 569, Cairnhill Teviot & Long Valley S.Ds. 28247-2-00
(2) Sec.3, Blk.IV, Cairnhill S.D. 49-2-08

Area: 28297-0-08

Location: On Little Valley Road 8 miles south of Alexandra, which is 137 miles north west from Dunedin.

Amenities: No rural mail, electricity or school; store, saleyards and railway 8 miles.

LICENSES: Tenures: (1) Pastoral License under Sec.277, Land Act, 1924
(2) Pastoral License under Sec.59 of "The Land for Settlements Act, 1908".

Terms: (1) Residue of 35 yrs. from 1.3.17.
(2) 21 yrs. from 1.3.17 Extended 14 yrs. by Sec.14 of the Land Laws Amendment Act, 1921-22.

Expires: 29.2.52.

Annual Rent: (1) £337.12. 6
(2) 13.10. -

£ 351. 2. 6

History: (1) Selected 21 yrs. from 1.3.17. Annual Rent £350. Area - 30,300acs. Extended 14 yrs. by Sec.14 of the Land Laws Amendment Act, 1921-22. Surrender of 2ac.3r.18p. being Sec.5, Blk.VI, Cairnhill S.D. Surrender of license 1927. Re-selected for residue of term 35 yrs. from 1.3.17. Annual Rent £338. 1. -d. Area 28341ac.Or.22p. 37ac.2r.25p. taken for road annual rent reduced by 8/6d as from 9.4.31. Surrender of 1ac.3r.02p. Sec.7, Blk.VI, Cairnhill S.D. as from 13.3.46. Surrender of 19ac.Or.19p. Sec.8, Blk.VI, Cairnhill S.D. as from 6.3.1951.
(2) Selected 21 yrs. from 1.3.17. Ann. Rent £13.10.- Present license required the two areas by transfer in 12.9.23. Consideration £6,000.

INVESTIGATION

DOCKETS: Completed and filed on District Office files.

GROWN IMPTS: Nil.

GENERAL

DESCRIPTION: Soil - mica schist; northerly aspect, easy undulating broken by deep gullies, 80 acres ploughable, altitude 800-3600'; rainfall 14"; private water race and streams adequate; naturally warm country, no erosion, 10,000 acs. reverted to scabweed; some snow risk in easy undulating high country, good balance but low country eaten out.

Present Cover:

20 acres lucerne
60 acres fair-good pasture
10000 acres eaten out country mainly scabweed
18200 " fair tussock country, some silver and hard tussock with a good proportion of blue tussock.

WEEDS & PESTS: Sweet briar.

Some rabbits. In a Rabbit District.

Handwritten notes: "LEASE" and "1955" with a signature.

2.

PR.1826, 1531..

OTHER LAND HELD:

Freehold

Roll Valn. 31,1,55
C.V. U.V. Impts

In name of Jessie Sanders Sec.10, Bk.IV, Cairnhill S.D.	252-2-20	2735	1045	1690
In name of John Walter Matangi Sanders - Secs.11 & Pt.12, Bk.XIV, Cairnhill S.D.	286-1-29	1045	720	325
	539-0-09	3780	1765	2015

STOCKING:

Year	Ewes		Wethers	Hoggets	Total
	2th	Other			
1947	350	1770	1276	1086	4482
1948	616	1667	1256	1159	4698
1949	580	1790	1130	800	4300
1950	550	1700	920	511	3681
1951	530	1790	863	729	3912
Ave.	525	1743	1089	857	4215

A stud merino flock of some 500 is also carried. There is an exchange of stock between 540acs. freehold and Run but whole of stud flock may be regarded as being carried on freehold.

PRODUCTION:

Year	Wool		Per Sheep	Deaths	Lambing		Sales	
	*Sheep Retns.	Total Wool (lbs)			No.	%	Ewes	2th Lambs wths.
1947	4963	39947	8.0	} Est. 6%	1086	62.3	420	655 (incl. 420 aged wethers)
1948	4985	47338	9.5		1159	69.1	330	349
1949	5221	42986	8.2		1117	62.4	399	292
1950	4815	37006	7.7		782	46	409	-
1951	4289	42904	10		1029	57.5	296	-
Ave.	4854	42036	8.7	1034	59.5	370	259	167

* Approaches to lessee for shearing tallies have been without result. As he is now visiting Australia, stock figures have been obtained from Sheep Returns. Property is economic.

MANAGEMENT:

Management average. Run comprises fair country, very rocky and broken, and has been subject to severe rabbit infestation. Due to this, carrying capacity has gone back steadily over the years and present average flock is only 70% of that carried during period 1923-1940. The past rabbit infestation is a condition common to the district. Under Rabbit Board control, country is being cleared and is regenerating with result that stocking could be increased to 5500 sheep.

SUBDIVISION & BOUNDARY ADJUSTMENT:

Manorburn Dam (M.O.W. Irrigation Scheme):
Included in Mr Sanders previous license over Run 569 were -
(a) Sec.1, Blk.VII, Cairnhill S.D. 100acs. included in Alexandra Domain by notice in N.Z.Gazette No.46 of 26.7.54, page 1216.
(b) Site of Manorburn Dam and reserve along bank thereof, 57acs.2r.20p. to be set apart under the Public Works Act, 1928, for irrigation purposes and then declared Domain for secondary use.

The Dam has become increasingly popular for skating and now

SUB VISION
& BOUNDARY
ADJUSTMENT:
(Cont'd)

that Dam adjoined his winter country and there were disturbances of stock by noise of skaters and music. Field Officer comments that winter country concerned is very bare and rocky. However to meet lessee's objection he has made allowance for stock disturbance in the rent for the new lease.

Building Sites:

Approx. 20 acres opposite Section 3, Block VI, Cairnhill S.D., are suitable for subdivision into building sites. Representations to have this area excluded from Mr Sanders' renewal lease were made to the Hon. Minister of Lands when in Alexandra on 14.3.53 by Sir Wm.A. Bodkin representing Mr Sanders and the Alexandra Borough Council. There is a big demand for sections at Alexandra and this will increase when lake is formed there by completion of Roxburgh Hydro. About 50 sections could be procured from this area when suitable subdivision schemed. It is proposed to define the area and exclude it from the new lease.

VALUATIONS
& RENTAL
ASSESSMENT:

(1) Roll 31.1.55:	<u>G.V.</u>	<u>U.V.</u>	<u>Impts.</u>
	18305	10465	7840
Planting		50	

(2) Field Officer Hinchey 5.8.53:

Recommends Pastoral Lease at a rental of £300 p.a. based on :

<u>Stock</u>	<u>Ewe Equiv.</u>	
2150 ewes	2150	
600 dry 2th ewes	400	
1250 wethers	625	
1000 hoggets	660	
<u>5000 sheep</u>	<u>3835</u>	
3835 @ £85 per 1000 =		£ 325
Deduct £5 per 1000 for stock disturbance		<u>19</u>
		£ 306
		say £ 300

District Field Officer concurs

STOCK
LIMITATION:

This has been the subject of several discussions with the licensee who is not a man easy to deal with. Field Officer Hinchey's original estimate was 4200 sheep, but licensee would not agree to less than 5000.

Field Officer comments that average stocking since 1923 is 5000 sheep with maximum 8445 in 1932 and minimum 3681 in 1950 (the latter figure may have owed something to impending expiry of the license). During years prior to expiry the class of sheep carried was being changed and licensee sold 2th wethers when price good and was then left with aged wether flock. Rabbits were bad during this period and reduced stocking must have helped country.

Since renewal inspection, lessee has topdressed large areas with super and seed and country is improving with 5000 sheep being carried. Field Officer therefore bases his rent assessment on 5000 sheep

PASTORAL
LANDS
OFFICER:

On 14.10.55 advised he had inspected part of property. It is improving and ewes seen were in excellent condition. Therefore concurs with rental assessment and recommends stock limitation of 5000 sheep plus 10% tolerance.

He considers, however, that at regular intervals a careful check of stock limitation should be made.

COMPARISONS: Schedule attached.

4.

PR. 1826, 1531.

RECOMMENDATION:

That -

- (1) Pursuant to Section 107(2) Land Act 1948 boundaries of Run 569, Cairnhill, Teviot and Long Valley S.Ds., be amended by exclusion of -
 - (a) Section 1, Block VII, Cairnhill S.D. 100-0-00
 - (b) Manorburn Dam and reserve along bank thereof 57-2-20
 - (c) Area opposite Section 3, Block VI, Cairnhill S.D. approx. 20-0-00
- (2) Pursuant to Sections 51(1)(d) and 125(3) Land Act 1948 Run 569 (as amended) and Section 3, Block IV, Cairnhill S.D., be classified pastoral land suitable for disposal on Pastoral Lease.
- (3) Pursuant to Section 125(3) and Pt. VIII Land Act, 1948 John Charles Sanders be offered a Pastoral Lease of Run 569 (as amended) and Section 3, Block IV, Cairnhill S.D., for a term of 33 years from 1.7.52 and broken period 1.3.52 to 30.6.52 at a rental of £300 per annum.
- (4) Pursuant to Section 66(2) Land Act 1948 it be a condition of the above lease that stock carried on property be limited to 5000 sheep plus 10%.

DECISION:

The Land Settlement Board on 7.12.55 resolved:
~~That the recommendation be approved.~~

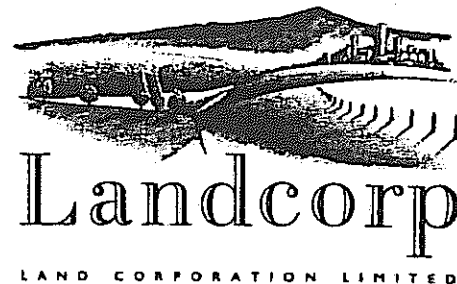
The Commissioner of Crown Lands,

[Signature]

For your information.

[Signature]
Director General
9 SEP 1955

458



Our Ref: P 371
10/4/2392

15 December 1987

The Regional Manager
Department of Lands
C/- Box 896
DUNEDIN

Dear Ken

INCORPORATION OF CROWN LAND INTO MATANGI STATION

... Attached please find a formal submission relating to the above for your consideration.

Yours faithfully

C A Cook (Miss)
for Branch Manager

enc

Blup noted fr
5 Feb 1988

Dunedin Branch
258 Stuart Street
P.O. Box 5744
Moray Place
Dunedin
New Zealand
Telephone (024) 740571
Fax (024) 775162

LAND CORPORATION : DEPARTMENT OF LANDS

Incorporation of Crown Land into Pastoral Lease

Files : 10/4/2392
P 371

Southern Regional District

PROPOSAL: To incorporate an area of unallocated unalienated Crown Land into Pastoral Lease P 371, "Matangi Station".

LAND AND AREA: Part Run 569 Block VI Cairnhill Survey District
8.0973 ha approximately.

STATUS: Unoccupied Crown Land.

LOCATION: Intersection of Little Valley and Tucker's Hill
Roads on the true left side of the Manuherikia River.

DETAILS OF PASTORAL LEASE: "Matangi Station".

LESSEES: Alexander Charles Birnie Sanders of Alexandra Farmer
9/16 share, John Sanders of Little Valley Farmer,
William Donald Stewart Armitage of Dunedin, Solicitor,
Gordon Edmond Ramage of Alexandra Taxation Consultant
4/16 share, Alexander Charles Birnie Sanders and
Barbara E'Stella Sanders of Little Valley Married Woman 3/16
share as tenants in common in the said shares.

LAND AND AREA: Section 3 Block IV Section II Block VI Cairnhill
Survey District and Part Run 569 situated in Cairnhill,
Teviot and Long Valley Survey Districts
11,366.7918 hectares

TERM: 33 years from 1 July 1985. EXPIRES: 30 June 2018

RENTAL VALUE: \$360,000.00 ANNUAL RENT: \$5,400.00

CROWN IMPROVEMENTS: Nil. SPECIAL CONDITIONS: Nil.

CASE HISTORY: The subject land was included in the pastoral lease
known as "Matangi Station" up until 30 June 1952
when the lease expired. During Renewal investigations
the Department of Lands and Survey decided to exclude
the subject land from the lease upon renewal for
future residential purposes.
Formal agreement to the surrender of the land from
the lease was never sought or obtained from the
then lessee, Mr J C Sanders.

The current lessees have requested that the land
be incorporated back into their pastoral lease.

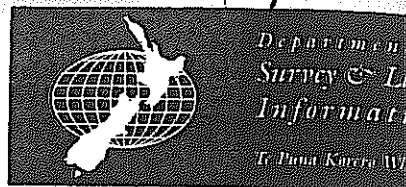
GENERAL:

This land is not shown on any Land Allocation maps and is therefore administered by the Department of Lands.

As the land is to be incorporated into a pastoral lease it will remain under the control of the Lands Department and will not be affected by the Maori Land claim.

RECOMMENDATION:

That pursuant to Section 54(d) & (3) Land Act 1948 you approve the incorporation of Part Run 569 Block VI Cairnhill Survey District 8.0973 hectares approximately into Pastoral Lease P 371 with no alteration to the rental value, annual rent or stock limitation of the pastoral lease, with the Crown/arranging preparation and registration and meeting the costs of the necessary documents.

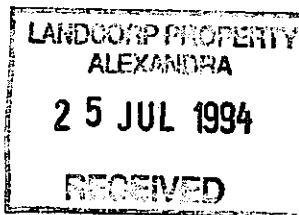


OFFICE OF CROWN LANDS

Your Reference: 5400-02-1994

John Wickliffe House
Princes Street
PO Box 896
Dunedin
New Zealand
Phone 0-3-477 0650
Fax 0-3-477 3547

Our Reference: P371



22 July 1994

The Manager
Landcorp
P O Box 27
ALEXANDRA

Attention: S F Smith

Dear Sir

**INCORPORATION OF CROWN LAND INTO PASTORAL LEASE
MATANGI STATION P 371**

Your letter to the Commissioner of Crown Lands dated 30 March refers. F. 506

Land and Area:

Part Run 659, Block VI, Cairnhill Survey District.

Comment:

Dave Gullen at Head Office has referred your submission to this office and a status check has revealed the land is not unallocated Crown land.

We have the status of the land recorded as Category 18 Allocation to DOC and Landcorp and I enclose a photocopy of the check details given to me so that you may pursue the matter further if you wish.

Yours faithfully

Tony Fahey
A F Fahey
for Regional Manager

[C]

TATUS CHECK

DOSLI REFS: DATE 19 / 7 / 94

JOB No: 907150 C'ST/DOCUMENTS: -

FILE: 5400-02-1994 LEG CARDS: -

RECORD MAP: G42/18.11 (file 10/4/2392) CROWN LAND REGISTER: No relevant ref found.

PLANS: None relevant. (50574) MINING MAP: NA.

LARES: formerly lands G42*102

JOB DESCRIPTION Status Part Run 569

LEGAL DESCRIPTION Part Run 569, situated in Block VI, Cairnhill Survey District

AREA 8.0973 ha approx

STATUS Category 18 Allocation to DDC and Land Corp. refer attached folios 93 and 97 file 2/16 definition was never resolved according to documentation available.

ENCUMBRANCES refer status - Allocated land

COMMENTS Land is not unallocated Crown Land available for Disposal. Note 10/4/2392 May have definition details & background - records show file was sent to archives.

ATTACHMENTS file folio's

SIGNED [Signature]

FOR DISTRICT MANAGER/CHIEF SURVEYOR

Department of

Survey and Land Information



DOSLI-C4

Your reference:

To:

Chief Surveyor, Dunedin

In reply quote:

LAN 12/1

From:

Head Office

Attention: John Kirk

18 November 1988

ALLOCATION OF UCL NUMBER 102, G42

Your memorandum dated 14 November 1988 refers.

Please check with the Alexandra Borough Council to establish where the deferred development boundary should be.

If the correct position is in fact at the 182 metre contour, the allocations can be mapped and scheduled, after first seeking the agreement of DOC and Landcorp at a local level.

If however the 152 metre contour is confirmed as correct by the Council, or alternatively the plotted position from the district scheme is confirmed, the matter will have to be taken up at Head Office. In this case the matter will probably have to be referred back to the Ministerial Committee.

K J Twyde
for Director-General/Surveyor-General

9th Nov informed K Stewart of the conflict of information on the district scheme diagram (Alex Borough Council). He informed us that he would contact Alex Boro Council as to ~~whether~~ the correct Def of DD area.

CDO
Gen D

23.1 Nov

Informed K Stewart of the above implications he will contact A.B.C as to the correct definition and get back to us

DG/SG Head Office

Chief Surveyor DUNEDIN

14 November 1988

Attention : Mr K Twydale


LAND ALLOCATION : Unallocated Crown Land (Number 102 G42)

... Please find enclosed a copy of schedule page 18 referred to in item 3(c) of MCLA (88) M12, a copy of map 2 from the Alexandra Borough District Scheme, and unallocated Crown Land Diagram No 102.

The above area of Deferred Development as stated in the allocation Schedule cannot be defined due to conflicting information on the district scheme diagram.

- (1) If the "plotted position" on the scheme plan is accepted then the whole area will be allocated to Landcorp.
- (2) If the 152 metre contour is to be the definition then all of this area (Deferred Development) will be outside and will not affect unallocated area 102, therefore will be allocated, to the Department of Conservation.
- (3) It maybe the intention that the Alexandra Borough Council has accepted the 152 metre contour (500ft) as being the upper limit of (Deferred Development) or maybe the 600ft contour (182 metres) has been mistaken for the 500ft (152 metre) contour.

Either way we consider that this matter should be reconsidered before the area can be confidentially mapped on the allocation sheets.


John Kirk
for Chief Surveyor

enc

Allocation Number	NZMS 261 Reference	SO Number	Legal Description	Area (Ha)	Sub Rec	Background Notes	Allocation To
(23) SO 22238	23	I44	Resumed road through Section 1587R and part closed road through Part Section 7, Block VII, Mt Hyde Survey District.	0.8500		Developed farm land, adjoins Hindon Farm Settlement.	Land Corporation Ltd
(63) SO 22222	00	G44	Section 186, Block III, Renger Survey District.	2.8650		Closed road. Farm land.	Land Corporation Ltd
(64) SO 22237	08	H44	Section 4, Block X, Lee Stream Survey District.	0.0365		Part Hindon Farm Settlement.	Land Corporation Ltd
	102	G42	Part Run 569 adjacent to DP 6793, Block VI, Carnhill Survey District.	8.9031	*	Poor pasture. Backdrop to Alexandra Township. Zoned deferred development with an underlying residential C zoning.	Land zoned deferred development to Land Corporation Ltd Balance to Department of Conservation.
(65) SO 22237	133	H44	Part stopped road being Part Sections 24, 23, Block II, Mt Hyde Survey District.	1.0000		Pasture, adjoins farm settlement.	Land Corporation Ltd
(27) SO 22227	161	F40	Section 1, Block XIII and Crown land adjacent to Block XIV, Town of Albert Town.	11.8000		Scrub and pasture, zoned residential.	Land Corporation Ltd.

Item 102, not mapped
 Conflicting information in
 District scheme means further
 investigation is required.

LEGEND

ZONES

- Residential A [RA]
- Residential B [RB]
- Residential C [RC]
- Commercial A [CA]
- Commercial B [CB]

- [RA]
- [RB]
- [RC]
- [CA]
- [CB]

- Community**
- Industrial A [IA]
 - Industrial B [IB]
 - Rural - Residential [RU]
 - Rural [RV]
 - Deferred Development [DD]

- [IA]
- [IB]
- [RU]
- [RV]
- [DD]

DESIGNATIONS

- Public Works [PW]
- Railway [R]
- State Highway [SH]
- Limited Access Road [LAR]


- Road to be widened [AW]
- Road to be stopped [XXX]
- Proposed Road [PRD]
- Proposed Service Lane [PSL]

NOTATIONS

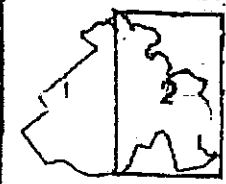
- District Boundary [---]
- Zone Boundary [---]
- Underlying Zone (U.Z.) [---]
- Future Use [---]
- Deferred Tax Zone [---]
- Community Use [---]
- Restricted Area [---]

- Existing Use [---]
- Visible Object or Place (See Ord. 3.01) [---]
- Classified Retail Frontage [---]
- Proposed Reserve or Public Carpark [---]
- Designation Boundary [---]

prepared by
**JOHNSTON HATFIELD
ANDERSON & PARTNERS**



Original
Scale 1:5000
100ft 200m

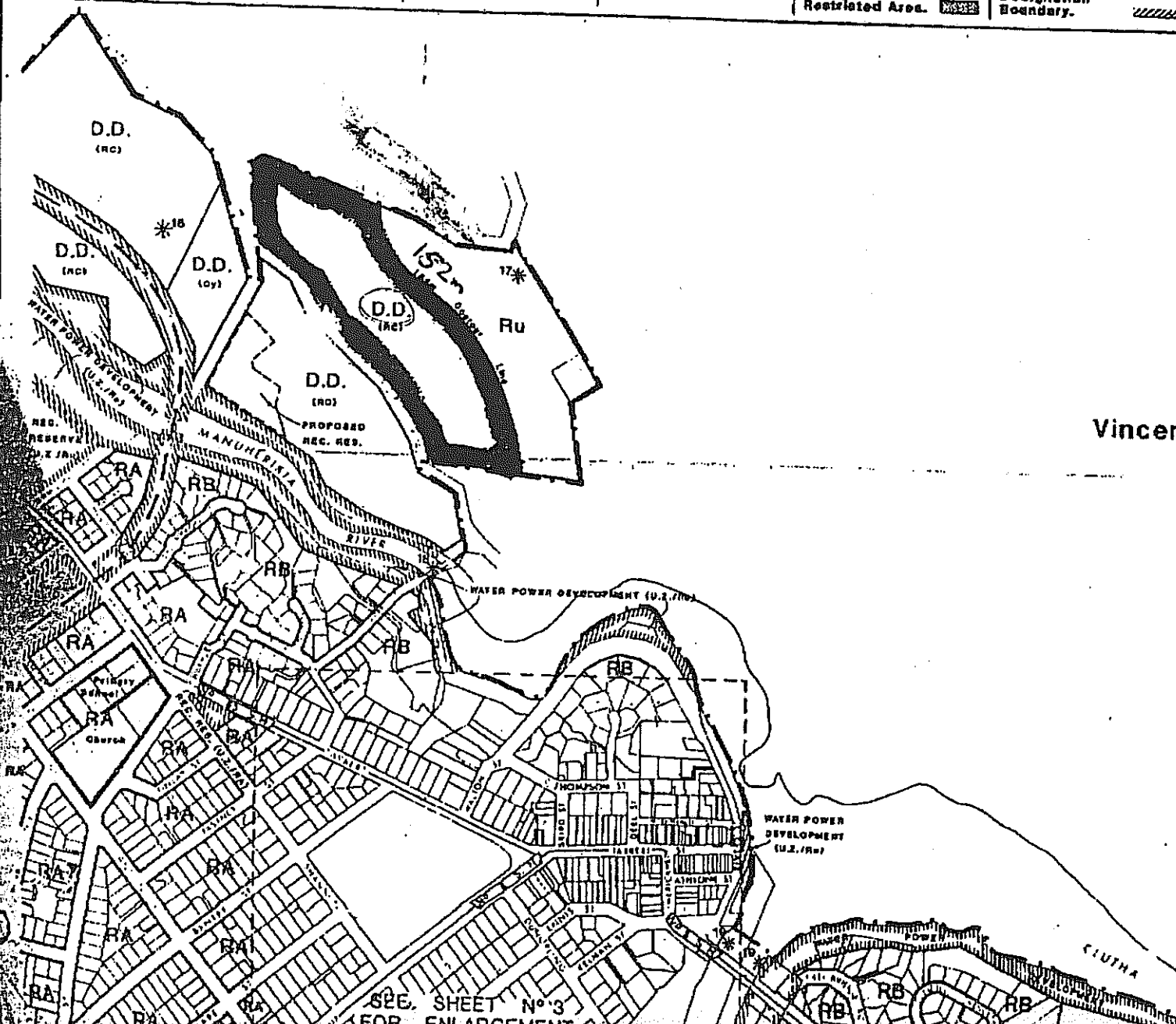


LOCATION DIAGRAM

MAP

ALEXANDER
PRO
DISTRICT
FIRST R

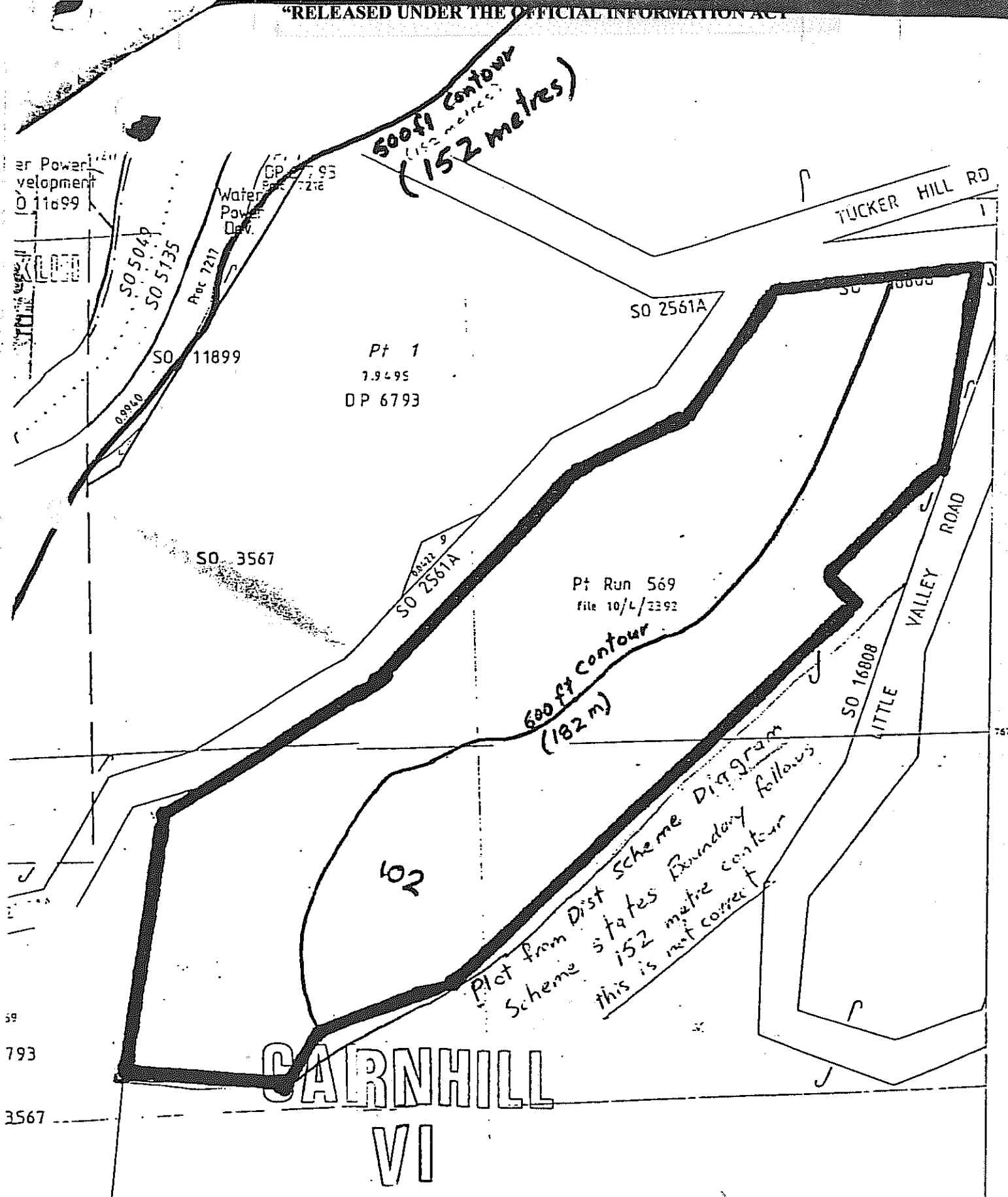
OPERATIVE DATE



Vincent County

SEE SHEET No 3 FOR ENLARGEMENT

"RELEASED UNDER THE OFFICIAL INFORMATION ACT"



Cat 18 Land Zoned Deferred Devel.
 to Land Corporation Ltd. Balance to
 Department of Conservation
 Cannot be defined due to conflicting information on Dist Scheme.



DEPARTMENT OF LANDS

National Insurance Building, Princes Street, Dunedin, New Zealand.
 PO Box 1098, Dunedin. Telephone (024) 776 397. Bureaufax (024) 771 692.

OUR REFERENCE:
 YOUR REFERENCE:
 INQUIRIES PLEASE ASK FOR:

FACSIMILE MESSAGE

To: DOSHI	
Fax No. 773547	
No. of Sheets (incl this page): 2	Date: 9.11.1988
Attention: John Kirk	From: Ken Stewart
Subject: Land Allocation - Alexandra	

Plan attached as requested.
 You will need to overlay on allocation plans

UNION OF THE LAND GROUP

File

Po 371 Matangi

AGREEMENT WHICH AGREEMENT CANNOT
WITHIN DISTRICT WORKING

ST. ... LAND ...

1991

NZMS 261 No ...

Physical Description
Area: 589 adms

to DP 6793 Block VI Cairnhill SD

Area: (31.3.87)
Crown Land

Area: 8.9031 ha

Locality: On the outskirts of Alexandra, Central Otago.

Lease Type: N/A

Lease Reference:

Notes:

Term of Lease:

Expires:

Physical Description:

Predominantly thyme cover with some sweet briar and isolated birch bushes.

Current Use:

Utilised in conjunction with Pastoral Lease P 371 (Matangi Station) but is currently grazed. Forms a backdrop to the Alexandra township and includes regular walking access to the Alexandra Town clock, situated above the ...

District Scheme Provision:

See ... development with an underlying Residential C zone

Name of local interest groups consulted:

Claim to Support Allocation: (with documents if necessary)

Department of Conservation:

Page 1

Department of Conservation

Land at Alexandra - Tuckers Hill Road

The land involved here is the land that forms part of an impressive backdrop to Alexandra. It is adjacent to the well known Alexandra clock.

As part of the backdrop to the town its existing openness contributes to the setting of this Central Otago town.

The land is situated across the Manuherikia River from the town and is currently unoccupied open space; it is used by the people of Alexandra as a site for passive recreation.

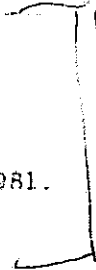
The land has limited pastoral/farming values as it is covered in thyme.

The land is zoned in the Alexandra Borough District Scheme as Deferred Development. The zoning is an attempt by the Borough to arrange the sequence and timing of development in the district. The final land use decisions however are some years away and with the increasing demand for recreation in the town, it is likely to be reassessed in the future.

Land Corporation Limited:

... residential extension for the Borough of Alexandra ...
... by the local authority in its zoning.

... surrendered from Matangi Station for the purposes of residential
... The land has been zoned accordingly by the Alexandra Borough
... which has indicated its support for the allocation of the land, to the
Corporation. If the land is not to be used for residential development then it
should be included back in the ... of Section 40 Public Works Act 1981.
~~Forestry Corporation~~



Minister's Recommendation: (Including restrictions and conditions on allocation)

The ... is on the ... but within the Alexandra Borough, and as such the
... the ... scheme is significant. While the present use is mainly
... Alexandra Borough Council, through their district scheme, believe
... suitable for long term residential development. Based on the
... and taking into consideration the local body's aspirations, I
the land's commercial value outweighs the conservation value and I recommend
that part of the land used deferred development be allocated to Land
Corporation Ltd.

Analysis of Public Submissions: (Head Office Use)



LANDCORP

LANDCORP PROPERTY LIMITED

ALEXANDRA OFFICE
4 LIMERICK STREET, PO BOX 27, ALEXANDRA, NZ
DX 17726. PHONE 0-3-448 6935, FAX 0-3-448 9099

FACSIMILE TRANSMISSION SHEET

COMPANY: LANDCORP FAX NO: 03 4775162

ATTENTION: SUE BUNTINGS

FROM: GEOFF HEWARD

DATE: 25 JULY 1994 NO. OF PAGES: NINE
(INCLUDING THIS HEADER)

SUBJECT: P. 371

PLEASE ADVISE IMMEDIATELY IF ANY PART OF THIS TRANSMISSION WAS NOT RECEIVED

Sue

P. 371 MATANGI STN

*Info re Pt Run 659 BIK VI
Cairnhill S-D as requested*

Handwritten notes:

- Handwritten notes: "Handwritten notes: ...", "John Kirk/Neil/Erney/Derek", "Lorraine Knowles", "Ken Stewart", "Doc Dunedin"

Regards

Geoff Heward

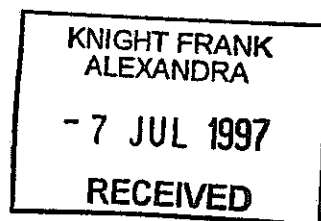


BARRISTERS & SOLICITORS



4 July 1997

The Manager
Landcorp Property Ltd
P O Box 27
ALEXANDRA



Attention: Mr G W Heward

Dear Sir

re: A C B Sanders & Co - Matangi Station
Pastoral Lease 153 371

We note that we still await advice as to your progress in respect of the status of the land. It is now time for the matter to be tidied up insofar as the Lessee is concerned. This may leave you with an internal problem to resolve but this should not be the concern of the Lessee.

The 1984 note that the land "was just not included in new Lease", and your subsequent confirmation that it is simply a matter of internal status that has been holding matters up simply confirms that there is a contractual obligation between the Crown and the Lessee which ought to be carried forward into formal documentation. As was carefully pointed out by internal memo, the land could not have been surrendered out of the lease without a proper plan being completed; and this was never done. This then leads to the conclusion that the present position should be regarded as an impossibility.

Please note that the present tenants are in the process of transferring this particular property to another Sanders entity. In order to ensure that no rights or entitlements are lost, the entitlement to have the omitted land incorporated back into the lease and all rights against the Crown and subsequent owners will be specifically preserved in favour of the new tenant.

Partners
William Donald Stewart Armitage
Notary Public
Jeffery Irvin Holloway
James Christopher Dexter Guest
Paul Edwin Buckner
Gerard John De Courcy
Consultant
Noel Arthur Carroll

P.O. Box 1345
Dunedin, New Zealand
Telephone (03) 477 2262
Fax (03) 477 4021
DX YP80013
email:
downies@downiestewart.co.nz

5th Floor, PSA House
335 Princes Street, Dunedin
Trust Account
ANZ 010902-28838-00



2

Please note that, in order to facilitate progress on this matter, the new tenant's solicitor Mr J A Williamson of Checketts McKay will be the person with whom you should have future contact on the matter.

Yours faithfully
DOWNIE STEWART

Per: *J Leonard*

J R Leonard (Mrs)
LEGAL EXECUTIVE

jrl:tao