

Crown Pastoral Land Tenure Review

Lease name : MATANGI

Lease number : PO 371

Due Diligence Report (including Status Report) - Part 3

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

Part of the information relates to research on the status of the land, resulting in a Status Report that is signed off by a LINZ approving officer. The remainder of the information is not analysed for relevancy or possible action until required, and LINZ does not guarantee its accuracy or completeness as presented.

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

June 09



Our Ref : Contract 50268 Our File Ref: 1046

Your Ref: P 153 (LIPS 12610)

12 August 2002.

DTZ New Zealand
Land Resources Division
P O Box 142
CHRISTCHURCH

Attention : Mr G Holgate

Dear Sir

STATUS INVESTIGATIONS – PASTORAL TENURE REVIEW, CONTRACT 50268

As required in terms of Crown Pastoral Standard 6, please find attached the approved Status Report for the following pastoral Lease on contract 50268 being :


MATANGI (P 153).

Attached for this lease are :

- Status Check Report
- One colour photocopy of the Topo Plan.
- One copy of a Cadastral Plan.

Please acknowledge receipt, of the Status Report and plans, to my attention at this office. Thank you.

Yours faithfully
DTZ New Zealand


Murray Bradley
Manager Public Sector/Crown Accredited Supplier.

DTZ New Zealand Limited MREINZ, Level 4, 76 Cashel Street, Christchurch, PO Box 142, Christchurch, New Zealand
Telephone +64 3 379 9787 Fax +64 3 379 8440 Email christchurch@dtz.co.nz Website www.dtz.co.nz

DTZ New Zealand is within the DTZ Debenham Tie Leung group of companies. This group is in international alliance with AEW Capital Management and the Staubach Company in USA. Globally DTZ has over 6,500 staff in 33 countries and 125 offices.

Facsimile



To: Caroline Mason / Murray Bradley
 Company: DTZ NZ Ltd
 Fax No: _____
 From: Grant Webley
Crown Property Management
 Date: 12 August 2002
 Page 1 of: 4
 Our Ref: _____
 Your Ref: _____

Christchurch Regional Office
 Torrens House
 195 Hereford Street
 Private Bag 4721
 DX WP20033
 Christchurch
 New Zealand
 Tel 64-3-379 9793
 Fax 64-3-366 6422
 DD 64-3-364 5951
 E-mail
 GWebley@linz.govt.nz
 Internet
 http://www.linz.govt.nz

Noted	J1057
Received	CM
Date	EL
File Ref	

Confidential

This facsimile message contains information which is confidential and may be subject to legal privilege. If you are not the intended recipient, you must not peruse, use, disseminate, distribute or copy this message. If you have received this message in error, please notify us immediately by facsimile or telephone and destroy the original message. Thank you.

Subject: CONTRACT 50268 - STATUS CHECKS

Hi

Attached are my approvals for the land status reports for Matangi and Happy Valley

Regards

Grant Webley

cc to Brndts
 12-8

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.

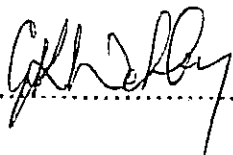
LAND STATUS REPORT for MATANGI			[LIPS ref 12610]
Property	1	of	1

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	-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 " <i>NOT</i> "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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New Zealand
International Property Advisers

Our Ref : 1046 Your Ref: LIPS 12610 :File Ref: P 153

5 August 2002.

Mr Grant Webley
Crown Property Management
Land Information New Zealand
Private Bag 4721
CHRISTCHURCH.

Attention : Mr Grant Webley

Dear Sir

RE :MATANGI PASTORAL LEASE (P 153) - STATUS REPORT

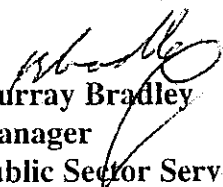
Please find attached the status report for Crown Pastoral Lease, Matangi (P 153) for your approval please.

Our Certificate of Authorisation is attached.

On receipt of the approved report we will distribute the report in the normal manner.

Please contact me if you have any queries relating to this report

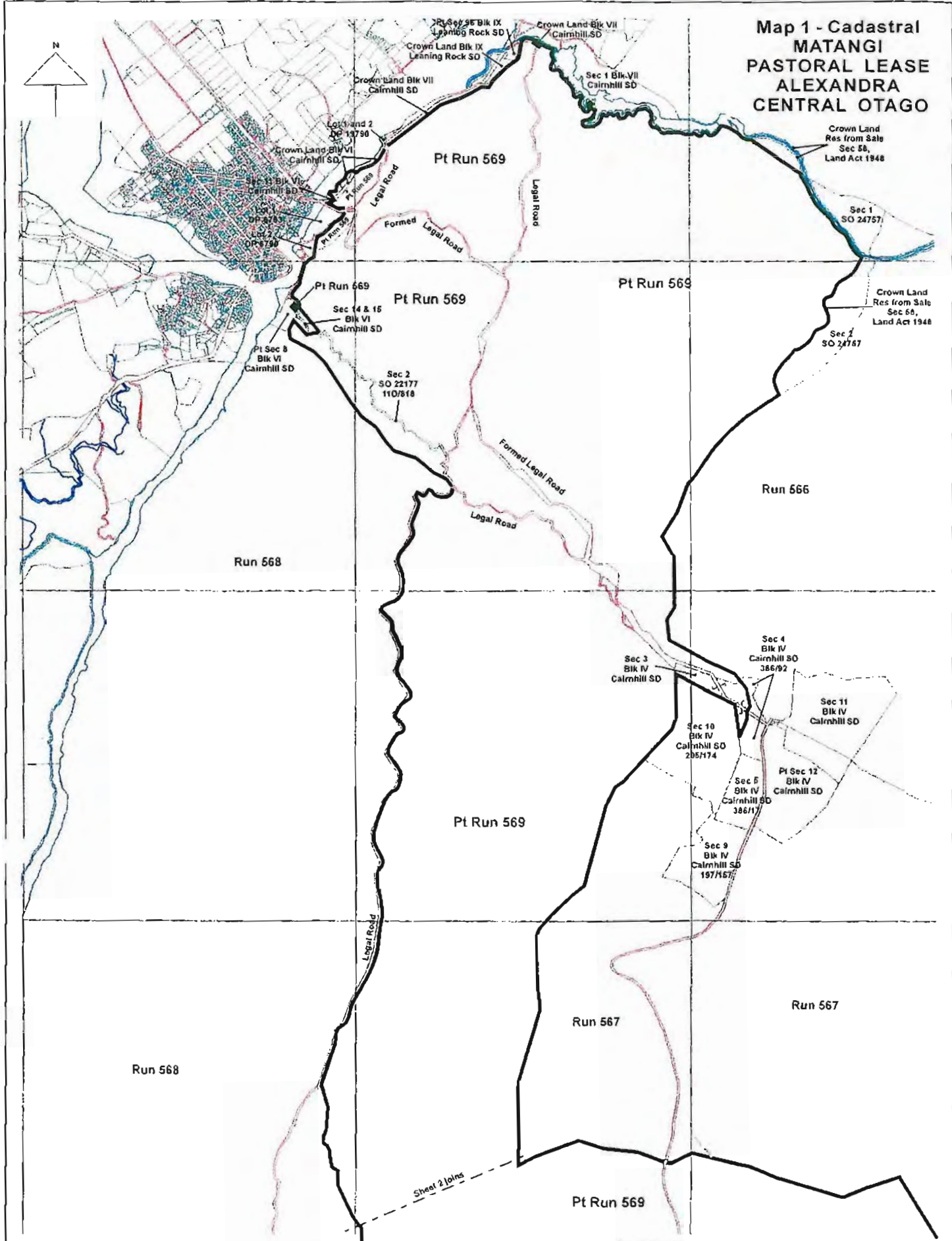
Yours faithfully


Murray Bradley
Manager
Public Sector Services
Crown Accredited Supplier / Nominated Person

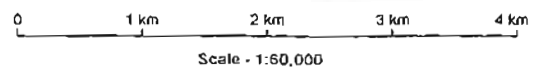
DTZ New Zealand Limited MREINZ, Level 4, 76 Cashel Street, Christchurch, PO Box 142, Christchurch, New Zealand
Telephone +64 3 379 9787 Fax +64 3 379 8440 Email christchurch@dtz.co.nz Website www.dtz.co.nz

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Map 1 - Cadastral MATANGI PASTORAL LEASE ALEXANDRA CENTRAL OTAGO



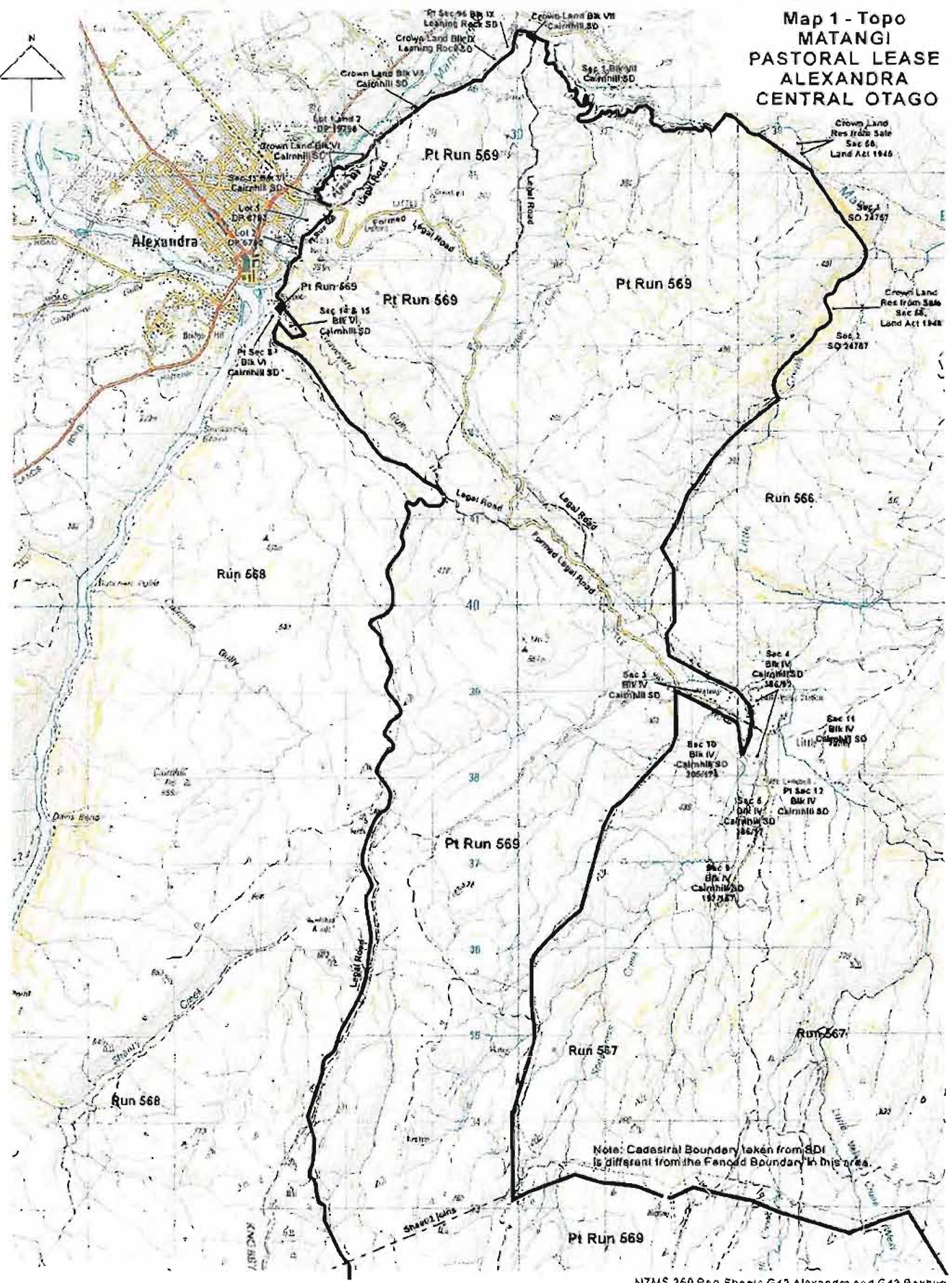
Cadastral Information from LINZ Core Record System (CRS). Crown Copyright Reserved



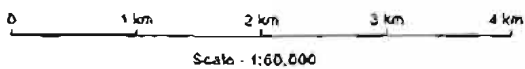
PASTORAL LEASE BOUNDARY
 (Subject to Part IV, Sections 24(3) and 24(9)
 of Conservation Act 1987.)

DTZ John McMeeking
 DTZ Mapping, Dunedin
 03 474 0571
 01.08.2002

Map 1 - Topo MATANGI PASTORAL LEASE ALEXANDRA CENTRAL OTAGO



NZMS 260 Pan Sheets G42 Alexandra and G43 Roxbury



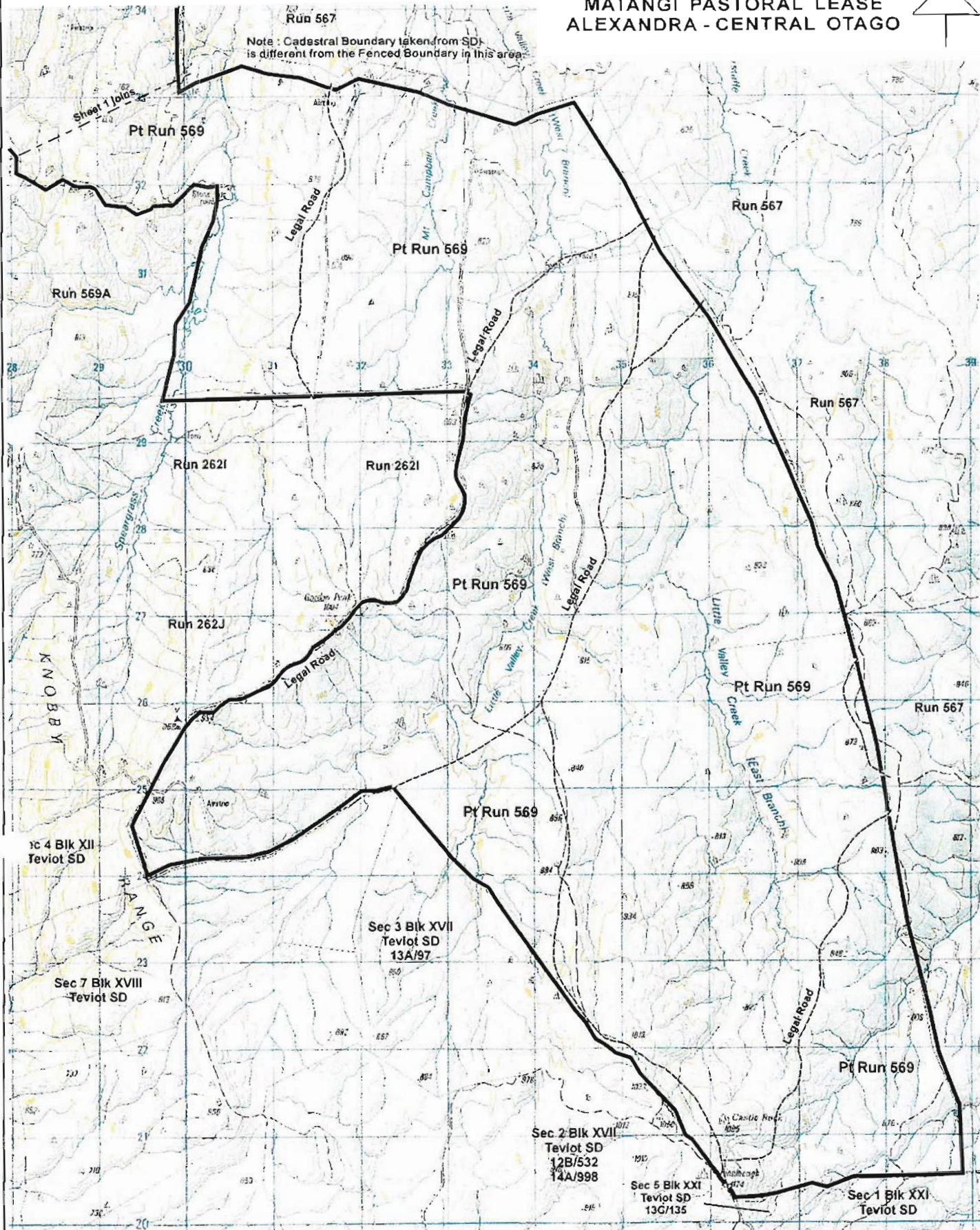
PASTORAL LEASE BOUNDARY
(Subject to Part IV, Sections 24(3) and 24(9)
of Conservation Act 1987)

DTZ John McMeeking
DTZ Mapping, Dunedin
03 474 0371
01.08.2002

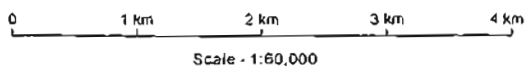
Map 2 - Topo MATANGI PASTORAL LEASE ALEXANDRA - CENTRAL OTAGO



Note: Cadastral Boundary taken from SD is different from the Fenced Boundary in this area



NZMS 260 Part Sheets G42 Alexandra and G43 Roxburgh

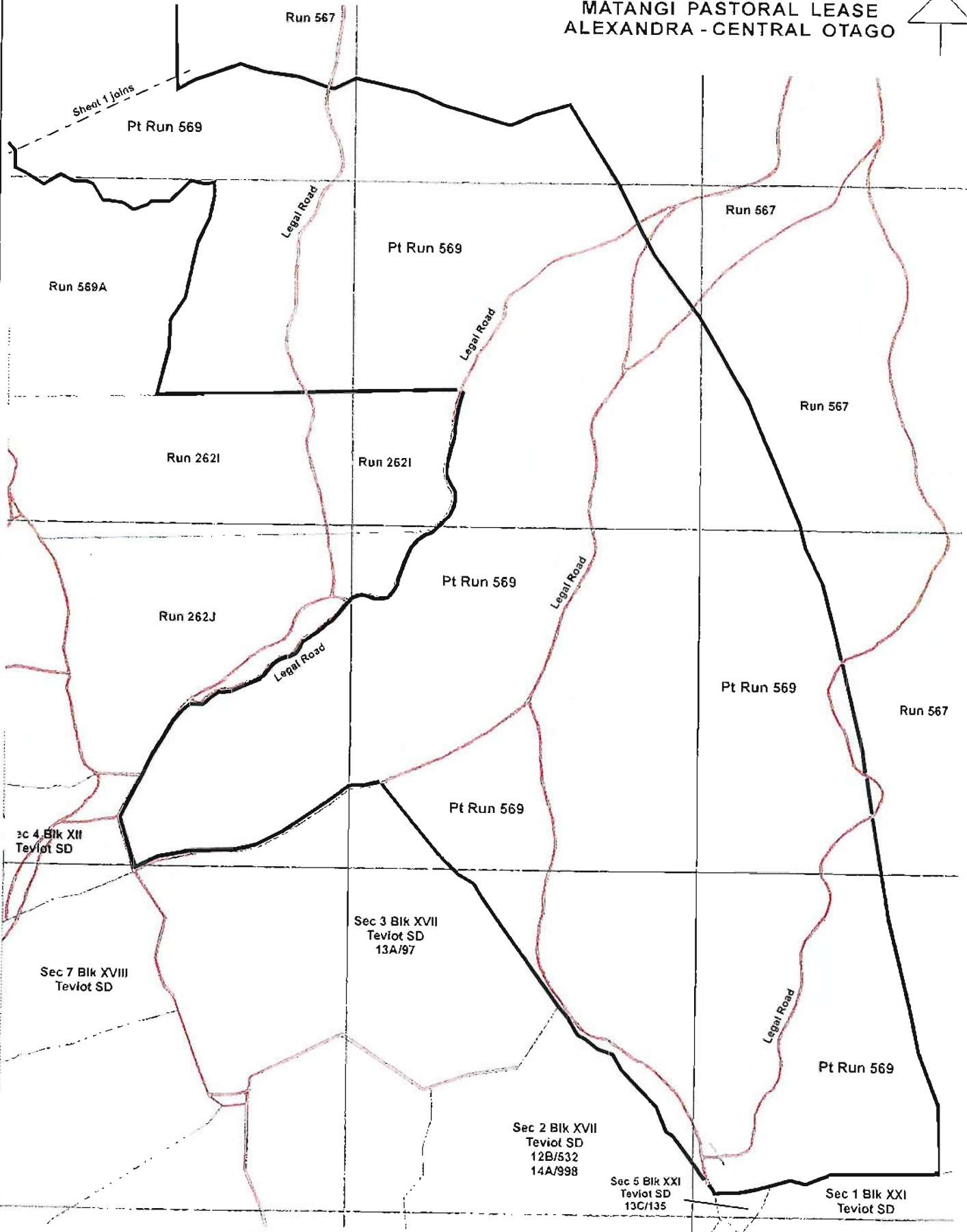
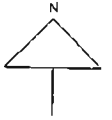


PASTORAL LEASE BOUNDARY
[Subject to Part IV, Sections 24(3) and 24(9)
of Conservation Act 1987.]

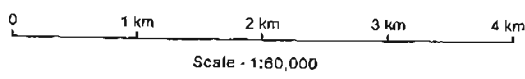


John McMackling
DTZ Mapping, Dunedin
03 474 0571
01.08.2002

Map 2 - Cadastral
MATANGI PASTORAL LEASE
ALEXANDRA - CENTRAL OTAGO



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



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

DTZ John McMeeking
DTZ Mapping, Dunedin
03 474 0571
01.08.2002



New Zealand

International Property Advisers

Your File reference : LINZ (LIPS 12610) File P 153
Our File Reference : 1046

CERTIFICATE OF AUTHORISATION

PROPERTY ADDRESS:

MATANGI PASTORAL LEASE (P 153) – STATUS REPORT.

ASSURANCE

DTZ New Zealand gives an assurance that the document attached to this certificate is in order for signature.

The decision when made will comply with the following statutory requirements :

- The New Standards & Guidelines Manuals Chief Crown Property Officer; Legalisation /Roading;OSG Standard 1995/05.
- Land Act 1948
- Crown Pastoral Land Act 1998

In giving this assurance **DTZ New Zealand** undertakes that all relevant policy instructions, legal requirements, court judgements and any other matters have been taken into account and applied where appropriate.


Murray Bradley
Crown Accredited Supplier / Nominated Person

Date : 31/7/02.

DTZ New Zealand Limited MREINZ, Level 4, 76 Cashel Street, Christchurch, PO Box 142, Christchurch, New Zealand
Telephone +64 3 379 9787 Fax +64 3 379 8440 Email christchurch@dtz.co.nz Website www.dtz.co.nz

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DTZ NEW ZEALAND

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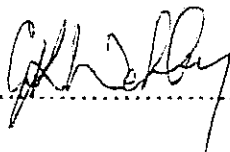
LAND STATUS REPORT for MATANGI				[LIPS ref 12610]
Property	1	of	1	

Land District	Otago
Legal Description	Section 3 Block IV Cairnhill Survey District and Part Run 369 Blocks IV, V, VI, VII, X, XLXII, 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	<p>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.</p>			
Relevant Gazette Notices	<p>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.</p>			
CT Ref / Lease Ref	Balance CIR OT 386/95			
Legalisation Cards	<p>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</p>			

	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 " <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.

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 - Area in lease OT386/95 – July 2002		99,0000 ha
		11,257.4512 ha



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



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
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

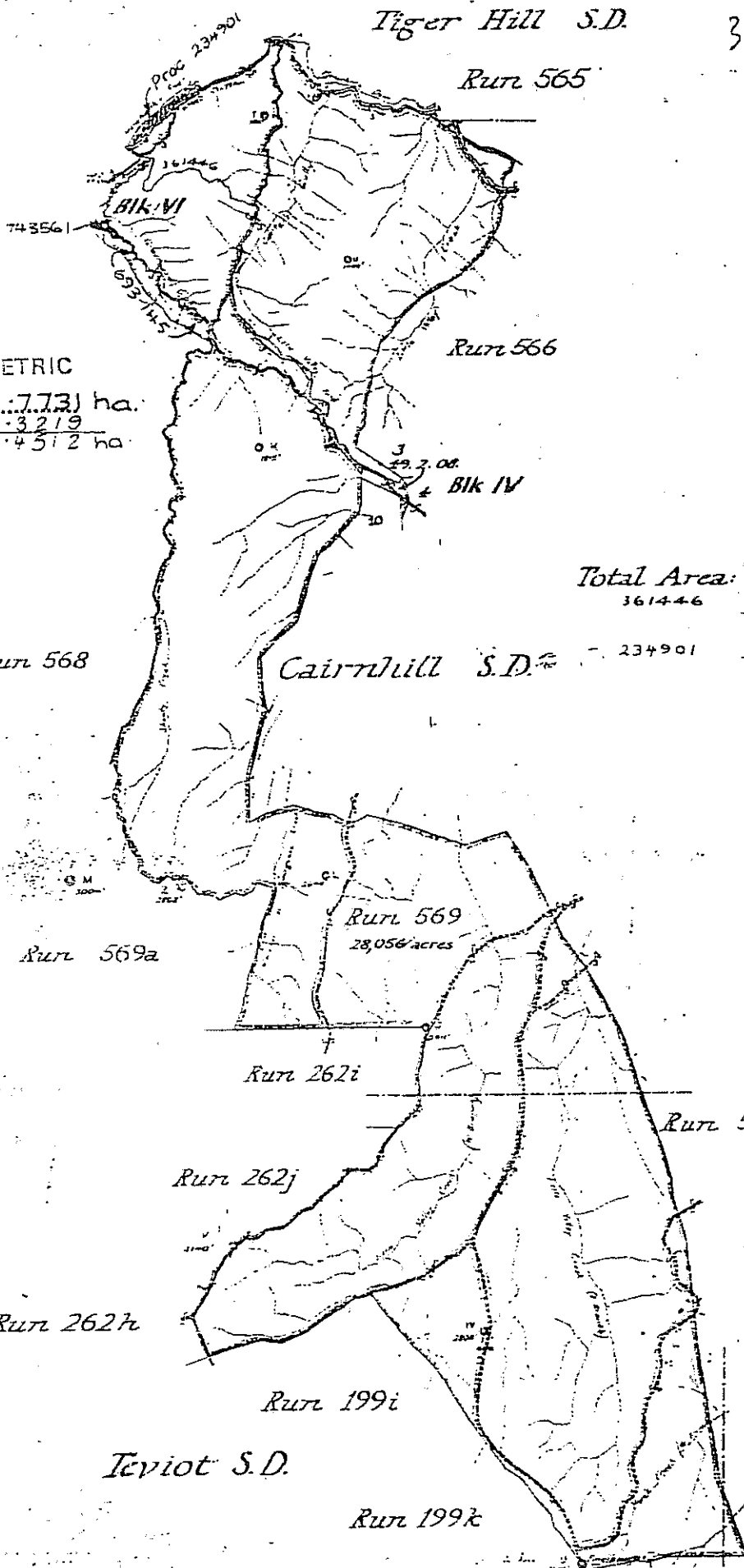
947311.1 Certificate Specifying Mining Rights under Section 417(2) Resource Management Act 1991 - 6.5.1998 at 9.05 am

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 ↑



EQUIVALENT METRIC
 AREA IS (1.1359 : 7.73) 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 569
 28,056 acres

Teviot S.D.

Long Valley S.D.

Scale: 1 mile to an Inch

J. G. G.

101



**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
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

Original 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 QT9D/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

LAND & DEEDS
 21007 1955 - NEW ZEALAND
 Date: 2-37
 Time: 5:15
 Abstract No. 342 LAND DISTRICT

Registered in the LAND DISTRICT OFFICE
 BUT NOT UNDER THE LAND CHARGES ACT

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



316/95

Issued as a Receipt of (or in Exchange for) some
 Former References 337 fol. 26
 registered in Vol. 335 fol. 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 HER MAJESTY THE GOVERNMENT (who, with his heirs and successors, is hereinafter referred to as "the Lessor"), of the one part, and
 JOHN CHARLES SIBBERS (who, with his executors, administrators, and permitted assigns, is hereinafter referred to as "the Lessee"), of the other part, WITNESSETH

Diagram on Separate Sheet

situated in the Land District of Otago and being Section 3, Block 17 Cairnhill Survey District and Part Run 569 Cairnhill, Teviot and Long Valley Survey Districts ...

(hereinafter referred to as "the said land"), as the same is more particularly delineated in the plan drawn hereon and therein coloured red in outline, together with the rights, easements, and appurtenances thereto belonging. TO HOLD the said premises intended to be hereby demised unto the Lessee for the term of thirty-three years, commencing on the first day of July one thousand nine hundred and fifty-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 (£) (the receipt of which sum is hereby acknowledged) and thereafter by half-yearly instalments of pounds shillings and pence (£ : :) on the 1st day of January and the 1st day of July in each year in the same manner as aforesaid.

- 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 instalments reserved as the rent 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 lease for his own use and benefit and will not transfer, lease, assign, mortgage, charge, or part with possession of the said land or any part thereof without the previous approval of the Land Settlement Board: Provided that such approval will not be necessary in the case of a mortgage to the Crown or to a Department of State.
 4. THAT the Lessee will at all times farm the said land diligently and to a husbandlike manner according to the rules of good husbandry and will not in any way commit waste.
 5. THAT the Lessee will throughout the term of his lease to the satisfaction of the Commissioner of Crown Lands for the Land District of Otago (hereinafter referred to as "the Commissioner") cut and trim all live fences and hedges, clear and keep clear the said land of all noxious weeds, and will comply strictly with the provisions of the Noxious Weeds Act, 1928-1950.
 6. THAT the Lessee will keep the said land free from wild animals, rabbits, and other vermin, and generally comply with the provisions of the Rabbit Nuisance Act, 1923.
 7. THAT the Lessee will clean and clear from weeds and keep upon all creeks, drains, ditches, and watercourses upon the said land, including any drains or ditches which may be constructed by the Commissioner after the commencement of the term of the lease; and will not at any time without the prior consent of the Commissioner alter the channel of any such creek or watercourse or stop or divert the water flowing therein.
 8. THAT the Lessee will at all times during the said term repair and maintain and keep in good substantial repair, order, and condition all improvements belonging to the Crown (including those specified in the Schedule hereto which are being purchased by the Lessee) now or hereafter erected on the said land, and will not, without the prior written consent of the Commissioner, pull down or remove them or any part of them.
 9. THAT the Lessee will insure all buildings belonging to the Crown (including those specified in the Schedule hereto which are being purchased by the Lessee) now or hereafter erected on the said land to their full insurable value in the name of the Commissioner in some insurance office approved by the Commissioner and will pay all premiums falling due under every such insurance policy and deposit with the Commissioner every such policy and, not later than the forenoon of the day on which any such premium becomes payable, the receipt for that premium.
 10. THAT the Lessee will not throughout the term of the lease without the prior consent of the Commissioner, which consent may be given on such terms and conditions (including the payment of royalty) as the Commissioner thinks fit, fell, cut, or remove any timber, tree, or branch 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 nor where the timber or tree has been planted by the Lessee.
 11. THAT the Lessee shall not, except for the purpose of complying with any of the provisions of the Noxious Weeds Act, 1928-1950, burn any tussock, scrub, fern, or grass on the said land, nor permit any tussock, scrub, fern, or grass on the said land to be burned, unless in either case he shall have obtained the prior consent in writing of the Commissioner, which consent may be given subject to such terms and conditions as the Commissioner may deem necessary.
 12. THAT officers and employees of the Department of Internal Affairs shall at all times have a right of ingress, egress, and regress over the land comprised in this lease for the purpose of determining whether such land or any adjoining land is infested with deer, wild goats, wild pigs, opossums, or other animals which the said Department is charged with the duty of exterminating or controlling, or for the purpose of destroying any such animals: Provided that such officers and employees in the performance of the said duties shall at all times avoid undue disturbance of the Lessee's stock.
 13. THAT the Lessee shall exercise due care in stocking the said land and shall not overstock.

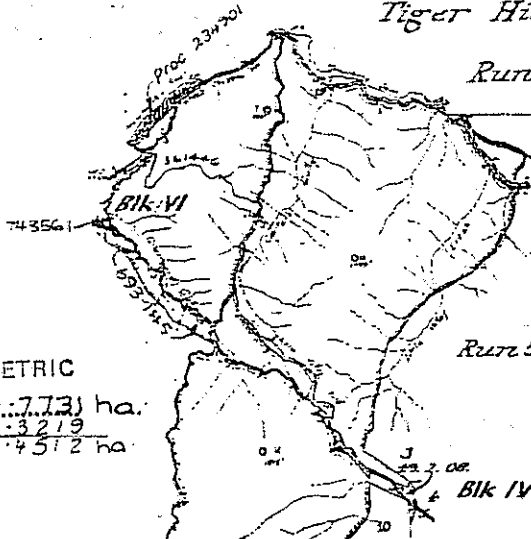
- AND it is hereby agreed and declared by and between the Lessor and the Lessee:-
- (a) THAT the Lessee shall have the exclusive right of pasturage over the said land, but shall have no right to the soil.
 - (b) THAT the Lessee shall have no right title, or claim whatsoever in any minerals (within the meaning of the Land Act, 1916) on or under the surface of the soil of the said land, and all such minerals are reserved to Her 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 minerals on or under the surface of the said land or any adjacent land of the Crown, subject to the payment to the Lessee of compensation for all damage done to improvements on the said land belonging to the Lessee in the working, extraction, or removal of any such minerals: Provided that there shall be no right of way over, or right to work, extract, or remove any mineral from, any part of the said land which is for the time being under crop or used or intended to be used as a park, garden, orchard, vineyard, nursery, or plantation, or within 100 feet of any building, dwellinghouse: Provided also that the Lessee may, with the prior consent in writing of the Commissioner, which consent may be given subject to such conditions as the Commissioner thinks fit, use any such minerals for any agricultural, pastoral, household, roadmaking, or building purpose on the said land, but not otherwise.
 - (c) THAT upon the expiration by effluxion of time of the term hereby granted and thereafter at the expiration of each succeeding term to be granted to the Lessee the outgoing Lessee shall have a right to obtain, in accordance with the provisions of section 66 (3) of the Land Act, 1916, a new lease of the land hereby leased as aforesaid to be determined in the manner prescribed by Part VIII of the said Act for a term of thirty-three years computed from the expiration of the term hereby granted and subject to the same covenants and provisions as this lease, including this present provision for the renewal thereof and all provisions ancillary or in relation thereto.

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

Tiger Hill S.D.

38495

Run 565



EQUIVALENT METRIC

AREA IS (13.59...7.73) ha.
 - 743561 3.3219
 11356.4512 ha.

Total Area:	28105.2	08p
	161446	17. 2. 15-3
	28087.	3. 32-7
	234901	17. 1. 15-0
	28070.	2. 17-7

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 order.

in Section 11
 Edinburgh
 7-9-1967

Joh

Scale: 1 mile to an Inch

- 386.95
- (4) THAT the Lessee shall have no right of acquiring the freehold 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:
 - (i) Cultivate any portion of the said land for the purpose of growing winter feed for the stock depastured thereon;
 - (ii) Crop such area of the said land as is sufficient for the use of himself and family and his employees;
 - (iii) Plough and sow in grass any portion of the said land;
 - (iv) Clear any portion of the said land by felling and burning bush or scrub and sow the land so cleared in grass;
 - (v) Sown any portion of the said land in grass.
- 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 receive the same in respect of the said land and shall not be liable for the purposes of the clause in this behalf expressly selected and agreed to cover the said land and shall not be liable for the purposes of the clause in this behalf expressly selected and agreed to cover the said land.
- ** See below
- (7) THAT if the Lessee shall leave New Zealand or abandon the said land or if he cannot be found or if he shall neglect or fail or refuse to comply with the covenants and conditions herein approved or implied in the satisfaction of the Land Settlement Board or the Commissioner, as the case may be, or make default for not less than two months in the payment of rent, water levy, or other payments due to the Lessee, then the Land Settlement Board, or, subject to the provisions of section 116 of the Land Act, 1912, declare this lease to be forfeit, and that without discharging or releasing the Lessee from liability for rent due or arrears due or for any prior breach of any covenant or condition of the lease.
 - (8) THAT these covenants are intended to take effect as a pastoral lease under the Land Act, 1912, 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, on behalf of the Lessor, 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 Lessor, in the presence of-

Witness: M. Davison
Occupation: Chief Land Survey Department
Address: Dunedin

G. J. Watt
Assistant Commissioner of Crown Lands

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

Witness: J. J. Young
Occupation: Auctioneer
Address: Alexandria

J. H. Sanders
Lessee

** (2) 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 (being an increase of ten per cent on the carrying capacity on which is based the rent hereinafore 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

DISCHARGED

DISCHARGED

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 27.6:1960 at 11:35am

39939 Proclamation to Revert to the Crown of part of the land in Block 11, Cairn Hill District, Otago, entered 12.6.1960 at 2.51pm

27358 Transfer of part of the land in Block 11, Cairn Hill District, Otago, entered 17/1/1961 at 2.46 PM

305104 Part Run 569 is now known as Section 10 Block 11 Cairn Hill District

315481 Part Run 569 is now known as Section 11 Block 11 Cairn Hill District

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.

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

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

Memorials continued

390481 Transmission of the interest of James Andrew Smail in Pastoral Mortgage 81 to Alexander Thompson Smail 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 Smail in Pastoral Mortgage 81 to Gordon Hallum Cunningham and Harold Percival Aitken as executors produced 16.3.1972 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 17.3.1972 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.

527740 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 18.12.1979 at 11.29 am~~

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

[Signature]
[Signature]
[Signature]
A.L.R.

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 18.12.1979 at 11.29 am

[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

[Signature]
A.L.R.

361228/1 Mortgage to the Rural Banking and Finance Corporation of New Zealand - 8.9.1981 at 1.52 pm

DISCHARGED
A.L.R.

361228/2 Mortgage to the Rural Banking and Finance Corporation of New Zealand - 8.9.1981 at 1.55 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 1.55 pm

[Signature]
A.L.R.

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

[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.

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.

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.

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.

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.

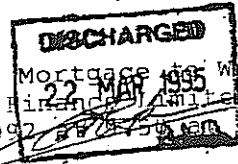
818090/2 Transfer of their 1/4 share Alexander John Sanders, William Donald Stewart Armitage and Gordon Edmond Ramage to Alexander John Sanders and William Donald Stewart Armitage both abovenamed and William Thomas Cooney of Alexandra chartered accountant - 13.11.1992 at 9.50 am

[Signature]
A.L.R.

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 693494/1 2.05.81

[Signature]
A.L.R.



818090/8 Mortgage to Wrightson Farmers Finance Ltd - 13.11.1992 at 9.50 am

[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.

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.

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.

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
found

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.

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

Jumavett

A.L.R.

931423/2 Transmission of the 5/8
share of Alexandra Charles Birnie
Sanders to Barbara 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

Jumavett

A.L.R.

936596.1 Memorandum varying the
covenants conditions and restrictions
~~within~~ 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

Jumavett

for DLR

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

Planner

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

Planner

for RGL

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

Planner

for RGL

NEW ZEALAND.

(Crown Lands - B. 1.)



335 31

Image Quality due to Condition of Original

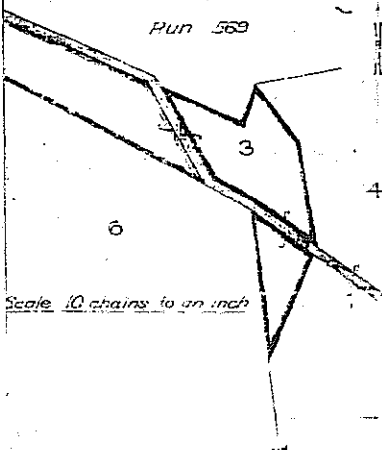
PLAN OF RUN No. 1531

EQUIVALENT METRIC AREA IS 20.0521 ha

Block IV, Cairnhill District

20 2r 8p

Run 563



Scale 10 chains to an inch

License to occupy Crown Lands for Pastoral Purposes.

Whereas ALEXANDER GUNN of GALLOWAY STATION, HURRY-PARKER, hath been granted under the provisions of Section 59 of the Land for Settlements Act 1908, a License to occupy for Pastoral Purpose 2000 Acres of Crown lands containing by estimation forty-nine (49) acres two (2) roods eight (8) poles more or less, and being the numbered blocks (3), Block Four (15) in the Cairnhill District of Cairnhill land, in terms of section 133 thereof, situate in the County of Vincent, in the Land District of Otago, New Zealand, as the same is delineated on the plan in the District Lands and Survey Office, Dunedin, as shown in the margin hereto, and hath paid the sum of Eleven pounds and five shillings (£ 11 - 5 -) being the said land's rent in advance for such term: The said Alexander Gunn is hereby licensed to occupy the said land for pastoral purposes for the term of twenty-one (21) years, to be computed from the first day of March, 1917, subject and including also the period intervening between such date and 1st May 1916, subject to all the provisions and conditions of the Land Act, 1908, and its amendments, so far as applicable hereto, and subject also to the payment of an annual rent of Thirteen pounds and ten shillings (£ 13 - 10 -) in equal parts, half-yearly in advance, on the first day of March and the first day of September in period ending 28th February 1917 each and every year, payment for the first half-yearly term having already been made, and the next of such half-yearly payments to be made on the first day of March, 1917; and subject also to the payment, in respect of

the value of the buildings specified in the schedule on the back hereof of the respective indentures specified in that schedule at the date therein respectively mentioned in that behalf.

- Subject also to the conditions following, viz: (1) That if the licensee or any person claiming an interest through or under him shall make or cause to be made any agreement or contract, or shall give or cause to be given or taken any acceptable security for the purpose of obtaining or evading the provisions of, or shall in any way whatsoever directly or indirectly contravene or be in any way in breach of, the Land Act, 1908, and its amendments, this license shall be liable to be forfeited and revoked; (2) That the licensee shall prevent the destruction or burning of timber or bush on the land comprised in this license, except as provided by section 127 of the Land Act, 1908; (3) That the licensee shall prevent the growth or spread of grass, heath, and scruboak, on the land comprised in this license, and shall with all reasonable speed remove or cause to be removed all grass, scruboak, heath, or other noxious weeds or plants, as may be directed by the Commissioner of Crown Lands; and (4) That the licensee shall destroy all rabbits on the land comprised in this license, and shall prevent their increase or spread, to the satisfaction of the Commissioner or an officer appointed by him to inspect the ground.

And it is hereby declared that these provisions are intended to take effect as a pasturage license only under the Land Act, 1908, and its amendments, and the provisions of those Acts applicable to such licenses shall apply hereto as fully and effectually as if the same had been set out herein at length.

In Witness whereof the Commissioner of Crown Lands, on behalf of the Land Board of the Otago District, hath hereunto set his hand, this 2nd day of J A N U A R Y, 1916.

ALEXANDER GUNN, the above-named licensee, hereby accepts this license on the terms and conditions specified therein.

THE SCHEDULE DESCRIBED HEREIN REFERRED TO.
Buildings now existing on the within-described Land and their Capital Values.

Men's Quarters	2130
Iron Shed	50
Store	15
Stable	15
Old Cottage	15
Terraced Cottage	48
Total Capital Value	2265

Installments by which such Capital Value (with interest thereon) is payable, and the due Dates of such installments.

By twenty-eight half-yearly installments of £137:8 each, in advance, in respect of combined capital value and interest, the first installment (being for the half-year commencing on the first day of September 1916 having been duly paid, and the subsequent installments being payable on the first day of March and the first day of September in each year in the same manner as aforesaid.

ASTURAGE LICENSE
COMMISSIONER OF CROWN LANDS
DUNEDIN

Dated 22nd January 1918.

358/51

The Land Board of the Otago Land District has this day sanctioned a transfer of the license from Alexander Benn to John Patterson, of Dunedin, as follows:

Conditions of the license by way of mortgage of the license from John Patterson to Alexander Benn, as above, and such notice has been recorded in the books of the Land Board of the Otago Land District.
Dated at Dunedin this 26th day of November 1918.

The Land Board of the Otago Land District has this day sanctioned the transfer of the within written license from John Patterson to John Edward Bodkin and James Fitzgerald Bodkin, of Alexandra, farmers.
Dated at Dunedin this 26th day of November 1919.

The Land Board of the Otago Land District has this day sanctioned the mortgage of the within written license from John Edward Bodkin and James Fitzgerald Bodkin, of Alexandra, farmers, to the National Mortgage and Finance Company of New Zealand, Limited.
Dated at Dunedin this 4th day of June 1922.

In pursuance of section 25 of the first law amendment Act 1921-22 the term of the within license has been extended for a period of twelve (12) years from the first day of March 1922.

Dated at Dunedin this 22nd day of December 1922.

Commissioner of Crown Lands

The Land Board of the Otago Land District has this day sanctioned the mortgage of the within license from John Edward Bodkin and James Fitzgerald Bodkin, of Alexandra, farmers, to the National Mortgage and Finance Company of New Zealand, Limited.
Dated at Dunedin this 22nd day of December 1922.

The Land Board of the Otago Land District has this day sanctioned the mortgage of the within license from John Edward Bodkin and James Fitzgerald Bodkin, of Alexandra, farmers, to the National Mortgage and Finance Company of New Zealand, Limited.
Dated at Dunedin this 22nd day of December 1922.

The Land Board of the Otago Land District has this day sanctioned the mortgage of the within license from John Edward Bodkin and James Fitzgerald Bodkin, of Alexandra, farmers, to the National Mortgage and Finance Company of New Zealand, Limited.
Dated at Dunedin this 22nd day of December 1922.

The Land Board of the Otago Land District has this day sanctioned the mortgage of the within license from John Edward Bodkin and James Fitzgerald Bodkin, of Alexandra, farmers, to the National Mortgage and Finance Company of New Zealand, Limited.
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Dated at Dunedin this 22nd day of December 1922.

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Dated at Dunedin this 22nd day of December 1922.

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Image Quality due to Condition of Original

PLAN OF RUN No. No. 1826.

NEW ZEALAND.

(Crown Lands - H. 1.)



337 26

Licence to occupy Crown Lands for Pastoral Purposes.

Whereas JOHN CHARLES SANDERS... has been granted... under the provisions of the Land Act, 1924... a Licence to occupy for Pastoral Purposes... Crown lands containing by estimation one (28,341) acres and twenty-two (22) poles...

as the same is delineated on the plan in the District Lands and Survey Office... Dunedin... and hath paid the sum of One hundred and sixty-nine pounds and sixpence... being the first half-year's rent in advance for each Run: The said...

JOHN CHARLES SANDERS... is hereby licensed to occupy the said land for pastoral purposes for the term of thirty-five (35) years, to be computed from the first day of March, 1917, subject to all the provisions and conditions of the Land Act, 1924... and subject also to the payment of a annual rent of Three hundred and thirty-eight pounds and nine shillings... in equal parts, half-yearly in advance, on the first day of March and the first day of September in each and every year...

- Subject also to the conditions following, viz: (1) That the licensee or any person claiming an interest through or under him shall make or cause to be made... (2) That the licensee shall prevent the destruction or burning of timber or bush on the land comprised in this licence... (3) That the licensee shall prevent the growth or spread of gorse, broom, and sweetbrier... (4) That the licensee shall destroy all rabbits on the land comprised in this licence...

This licence is issued in lieu of Pastoral Licence No. 1730, in terms of Section 277 of the Land Act, 1924. And it is hereby declared that these presents are intended to take effect as a pasturage licence only under the Land Act, 1924...

Scale: = 1 inch

Land District, hereuntores his hand, this first day of March 1927. JOHN CHARLES SANDERS the above-named licensee, hereby accept this licence on the terms and conditions thereof.