

Crown Pastoral Land Tenure Review

Lease name : Mt NICHOLAS STATION

Lease number : PS 046

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

Schedule C – Boundary Redefinition

RELEASED UNDER THE OFFICIAL INFORMATION ACT

PRODUCED by the
STATE ADVANCES CORPORATION
of **NEW ZEALAND**

(Invercargill Branch)
for the purpose of enabling registration of the undermentioned dealing :

For Lands & Survey
To register a re-division
of boundaries

PLEASE RETURN to Corporation after such registration or
if documents not lodged by 7 / 3 / 1971

M. A. Armstrong
For the STATE ADVANCES CORPORATION

C. S. W. Ltd 6124n 15m-10/69

7 / 1 / 1971

CIFICATE OF REDEFINITION

In the Matter of the Land Act 1948

and

In the Matter of a pastoral lease
from Her Majesty the Queen to
Mount Nicholas Station Limited
registered in Volume 206 folio 47
Southland Land Registry

and

In the Matter of a pastoral lease
from Her Majesty the Queen to
Robert James Metherell of Elfin Bay,
sheep farmer, registered as B3/614
Southland Land Registry

PLAN "A"

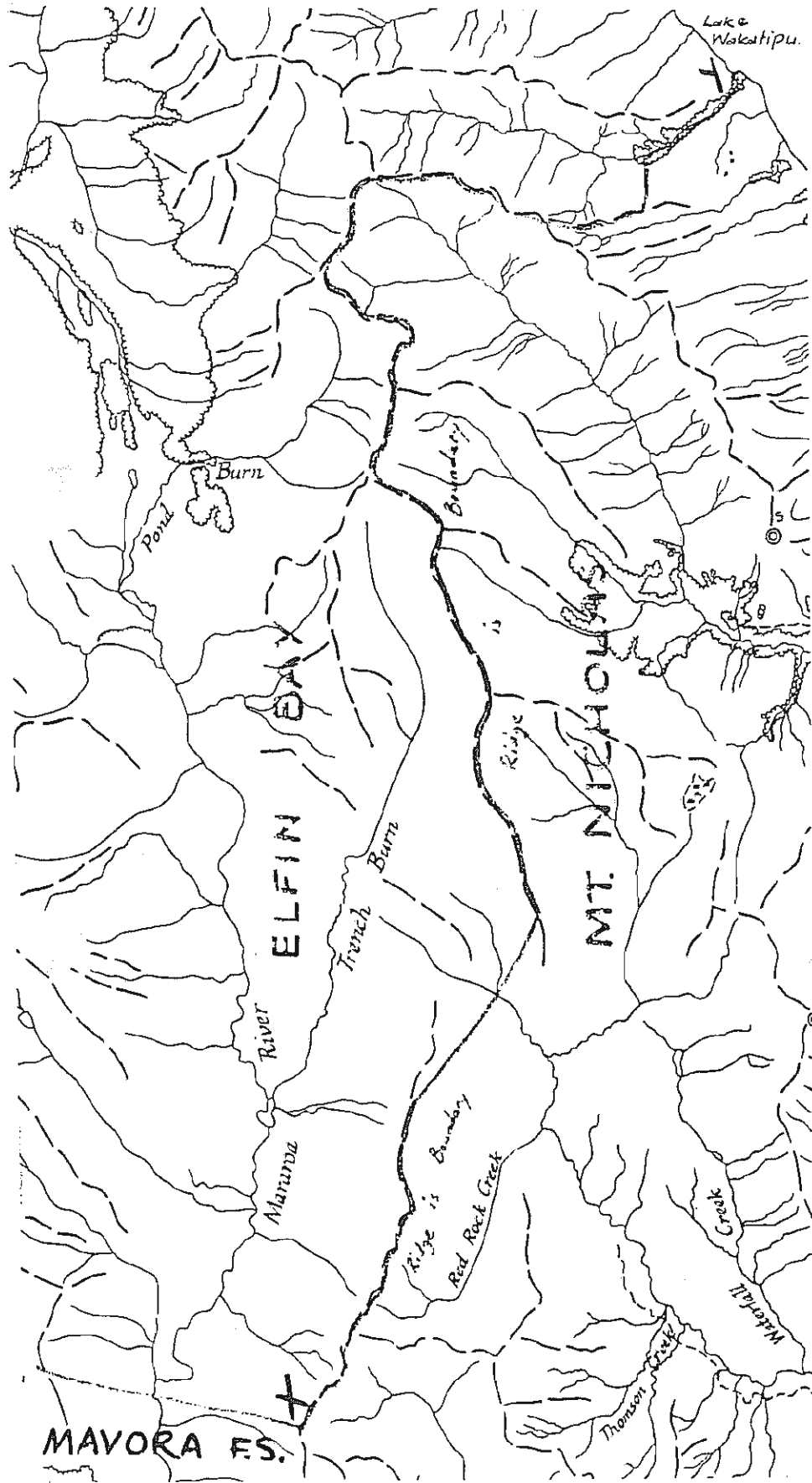
Redefinition survey of the Boundary Between
Mount Nicholas and Elfin Bay Stations

This is to certify that the boundary redefinition shown on Plan "A"
endorsed hereon has been obtained from topographical surveys made
by radial line plots during 1969 by the Department of Lands and Survey
from aerial photographs taken in 1967.

This plan represents the most accurate planimetric definition available
at this date of the boundary (bordered green and marked X - Y on the
said plan) shown in Registers Volume 206 folio 47 and B3/614.

As witness my hand this 15th day of December 1970.

M. A. Armstrong
Chief Surveyor



CERTIFICATE OF REDEFINITION.

Particulars entered in the Register-book

Vol. 206, folio 47, B3/614

the 10 day of February, 19 71
1.45 o'clock

District Land Registrar,
SOUTHLAND



MWP_0015864



Not Registered under Land Transfer
Act, 1948
Registered under Section 83,
Land Act, 1948

LAND SYSTEMS
10 FEB 1971
Abstract no.

Department of Lands & Survey

TELEGRAPHIC ADDRESS: 'LANDS'

FOR VERBAL INQUIRIES
PLEASE ASK FOR MR Freeman

TELEPHONE No. 87-334



OUR REFERENCE: 3/156/2
YOUR REFERENCE:

DISTRICT OFFICE,
P.O. BOX 826,
INVERCARGILL

15 December 1970

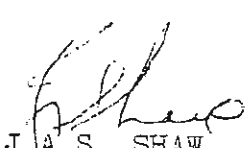
District Land Registrar,
Land Registry,
INVERCARGILL.

Redefinition of Boundaries
Mount Nicholas Station and Elfin Bay Station

I enclose herewith a Certificate of Redefinition signed by the Chief Surveyor.

The boundary line X - Y has been agreed and a copy of the plan initialled by both the lessees and in addition I have obtained the consent of Wright Stephenson Farmers Finance and Investment Company Limited as to C.T. 206/47 and the State Advances Corporation of New Zealand and James Gillespie as to C.T. B3/614 respectively.

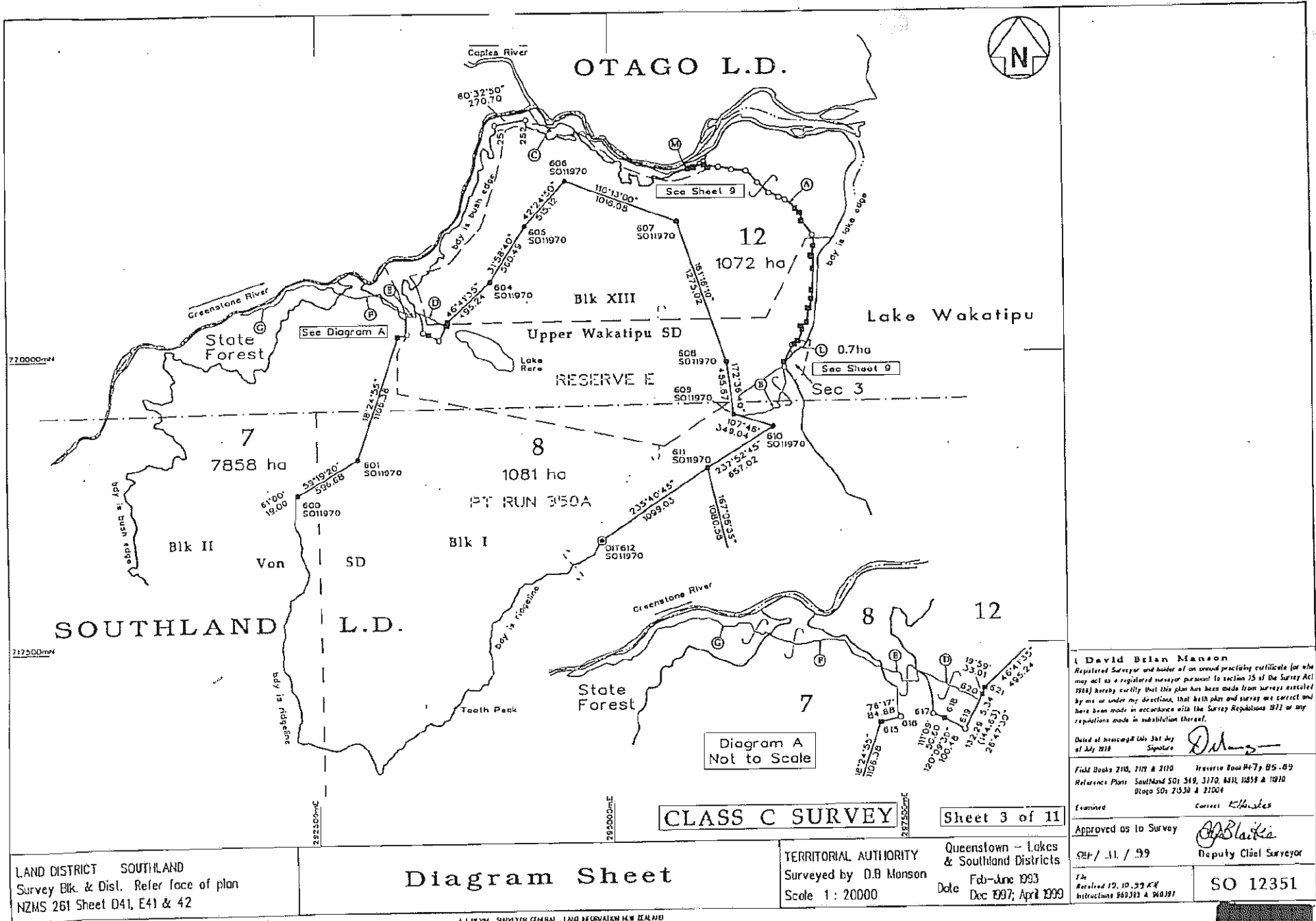
Please register the Certificate of Redefinition.


J.A.S. SHAW

Asst Commissioner of Crown Lands

Encl.

[Faint handwritten notes and signatures at the bottom of the page]



"RELEASED UNDER THE OFFICIAL INFORMATION ACT"

David Brian Manson
 Registered Surveyor and holder of an approved practicing certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1984 hereby certifies that this plan has been made from surveys executed by me or under my direction, that both plans and surveys are correct and have been made in accordance with the Survey Regulations 1977 or any regulations made in substitution thereof.

Date of tracing: 14th July 1997
 Signature: *D. Manson*

Field Books 2110, 2112 & 2113 Reserve Book H-77 BS-89
 Reference Plans Southland SDs 549, 3170, 4511, 11559 & 1910
 Otago SDs 21530 & 21004

Examined: *K. Hines* Correct

Approved as to Survey: *D. Blaikie*
 Date: 11 / 11 / 99 Deputy Chief Surveyor

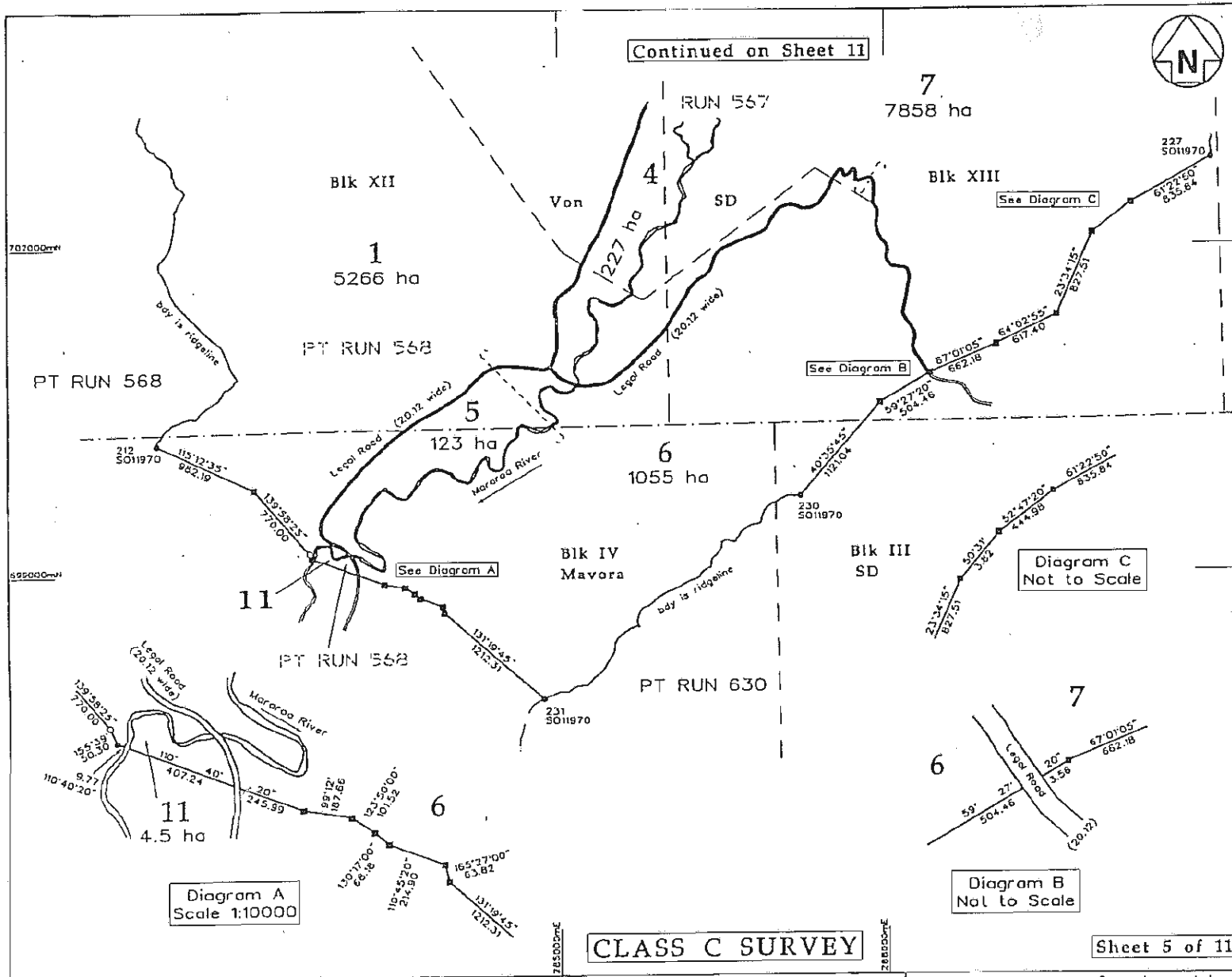
The Returned 19, 10, 33 KH
 Instructions 840313 & 840387

LAND DISTRICT SOUTHLAND
 Survey Blk & Dist. Refer face of plan
 NZMS 261 Sheet D41, E41 & 42

Diagram Sheet

TERRITORIAL AUTHORITY Queenstown - Lakes & Southland Districts
 Surveyed by D.B. Manson
 Scale 1 : 20000
 Date Feb-June 1993
 Dec 1997; April 1999

SO 12351



(David Brian Manson
Registered Surveyor and holder of an annual practicing certificate (or who may act as a registered surveyor pursuant to section 15 of the Survey Act 1988) hereby certifies that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1977 or any regulations made in substitution thereof.

Dated at Invercargill this 31st day of July 1993 Signature *DBM*

Field Books 2110, 2111 A 2110 traverse Book 147 p. 05-07
Reference Plans Southland SOs 548, 3170, 611, 11553 & 11910
Otago SOs 21530 & 21001

Examined *K. H. ...* Correct *K. H. ...*

Approved as to Survey *[Signature]*
04/ 11 / 93 Deputy Chief Surveyor

File Received 19.10.93 KH
Instructions 960193 & 960197

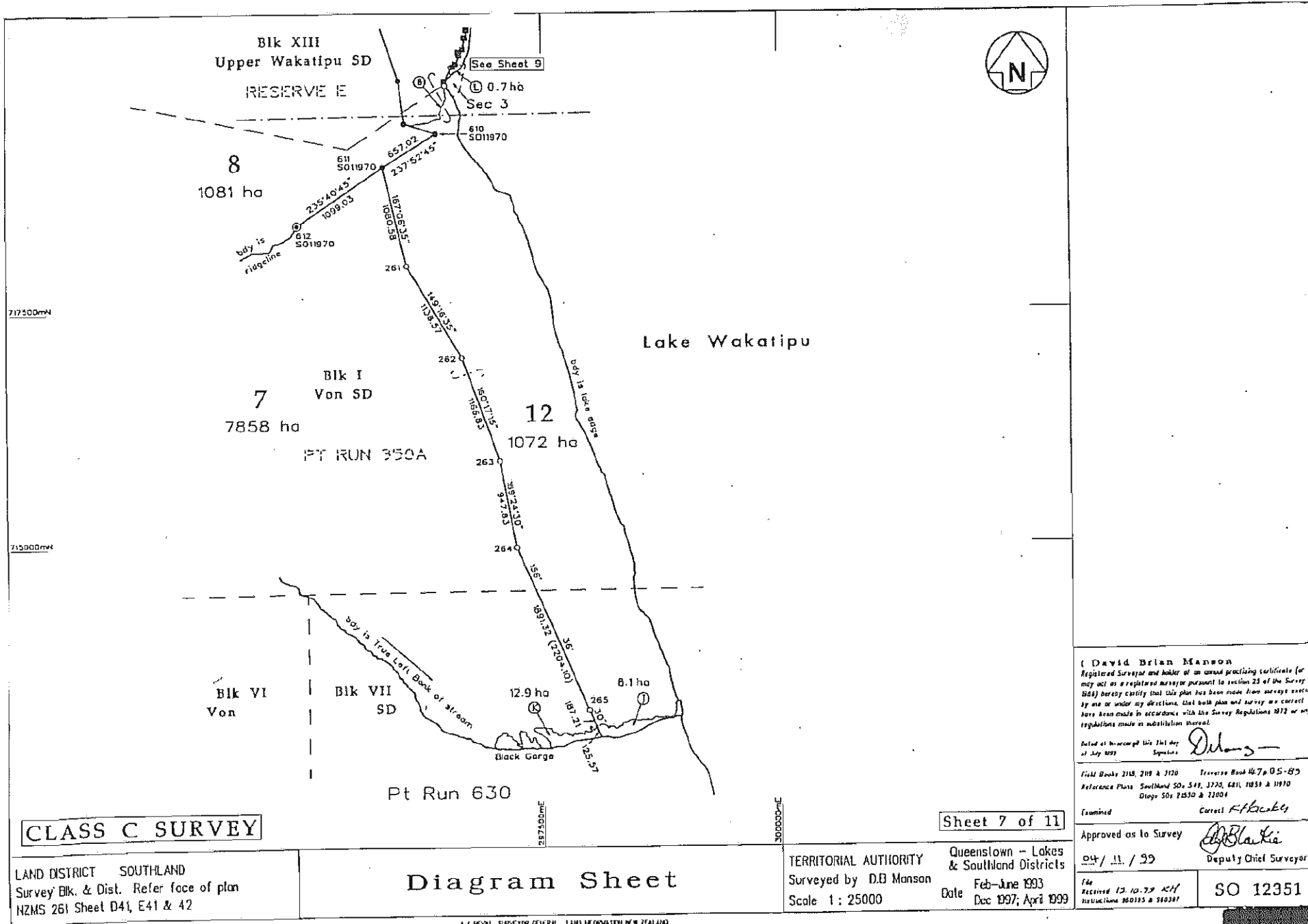
SO 12351

LAND DISTRICT SOUTHLAND
Survey Blk. & Dist. Refer face of plan
NZMS 261 Sheet D41, E41 & 42

Diagram Sheet

TERRITORIAL AUTHORITY
Queenstown - Lakes & Southland Districts
Surveyed by D.B. Manson
Scale 1 : 25000
Date Feb-June 1993
Dec 1997; April 1999

RELEASED UNDER THE OFFICIAL INFORMATION ACT



CLASS C SURVEY

LAND DISTRICT SOUTHLAND
Survey Blk. & Dist. Refer face of plan
NZMS 261 Sheet D41, E41 & 42

Diagram Sheet

A. J. BEVIN, SURVEYOR GENERAL, LAND INFORMATION NEW ZEALAND

Sheet 7 of 11

TERRITORIAL AUTHORITY Queenstown - Lakes & Southland Districts
Surveyed by D.B. Manson
Scale 1: 25000
Date Feb-June 1993
Dec 1997; April 1999

(David Brian Manson
Registered Surveyor and holder of an annual practising certificate for who
may act as a registered surveyor pursuant to section 23 of the Survey Act
(1984) hereby certify that this plan has been made from surveys executed
by me or under my directions, that both plan and survey are correct and
have been made in accordance with the Survey Regulations 1977 or any
regulations made in substitution thereof.

Dated at Invercargill this 31st day
of July 1999

Signature *D. Manson*

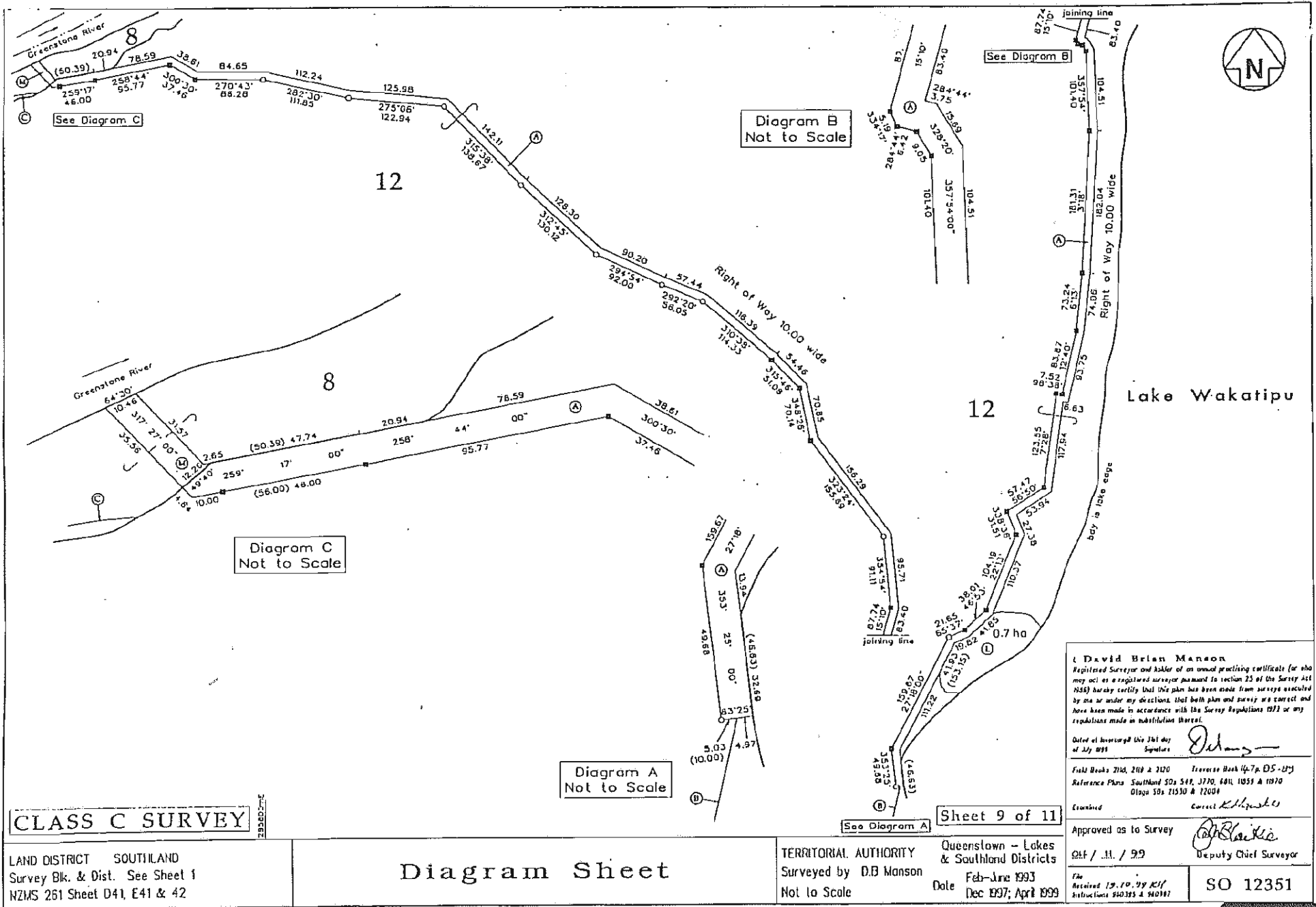
Field Books 218, 219 & 220 Traverse Book 427, 05-85
Reference Plans Southland SOs 542, 2725, 4811, 10591 & 10970
Diary SOs 24530 & 24804

Examined Correct *A. H. Kelly*

Approved as to Survey *D. B. Blackie*
04/11/99 Deputy Chief Surveyor

The
Resurvey 13.10.79 ACT/
Instructions 800115 & 810287

SO 12351



RELEASED UNDER THE OFFICIAL INFORMATION ACT

CLASS C SURVEY

LAND DISTRICT SOUTHLAND
 Survey Blk. & Dist. See Sheet 1
 NZMS 251 Sheet D41, E41 & 42

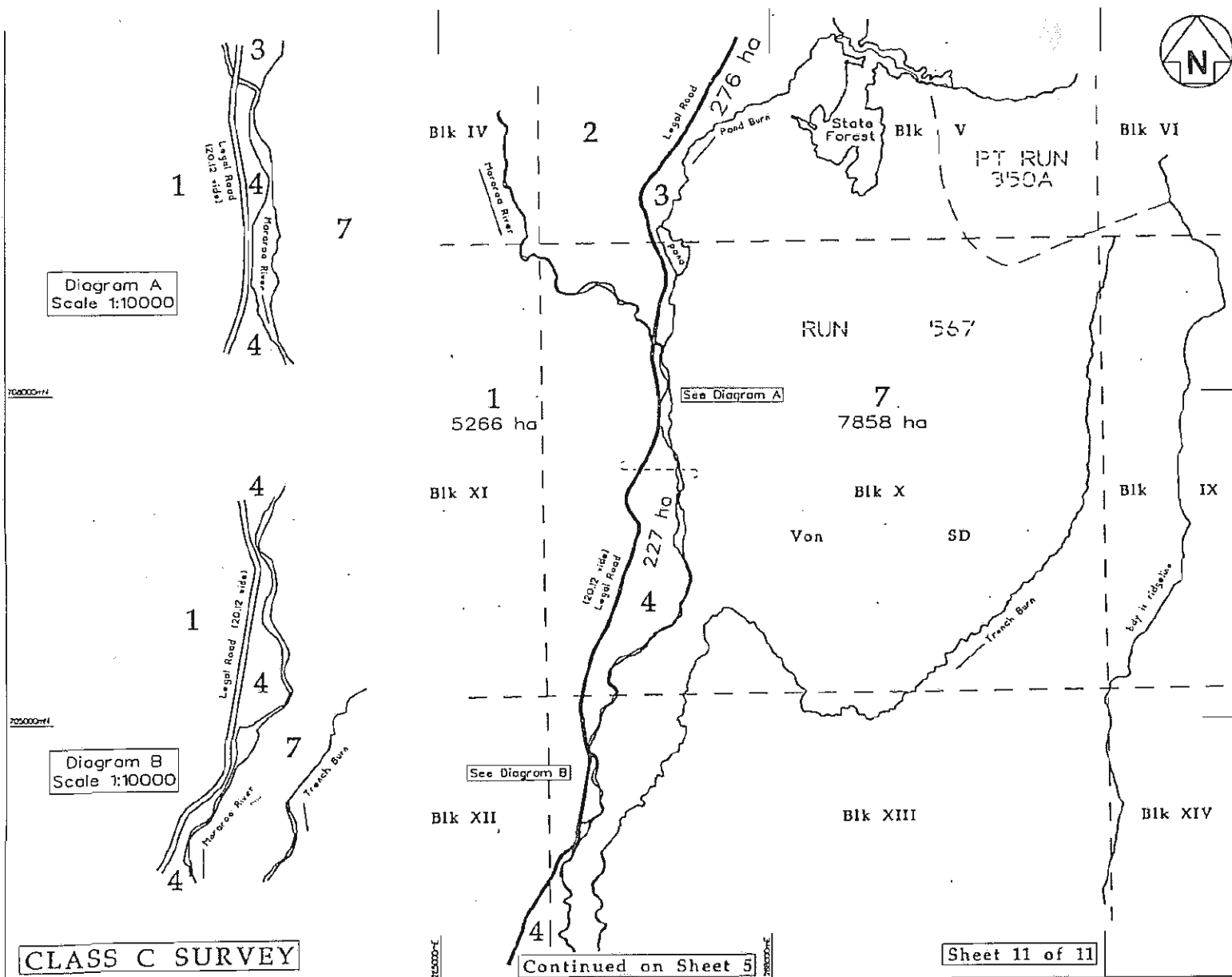
Diagram Sheet

TERRITORIAL AUTHORITY
 Surveyed by D.B Manson
 Not to Scale

Queenstown - Lakes
 & Southland Districts
 Date Feb-June 1993
 Dec 1997; April 1999

Sheet 9 of 11

I David Brian Manson Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1988) hereby certify that this plan has been made from surveys conducted by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1973 or any regulations made in substitution thereof.	
Dated at Invercargill this 26th day of July 1993 Signature: <i>[Signature]</i>	Correct: <i>[Signature]</i>
Field Books 2104, 2108 & 2120 Reference Plans Southland SDs 548, 3770, 4811, 1055 & 1070 Otago SDs 11510 & 12094	Terrace Book 47p. DS-077 Correct: <i>[Signature]</i>
Approved as to Survey Date 01/11/99 Deputy Chief Surveyor: <i>[Signature]</i>	SO 12351



I David Brian Manson
Registered Surveyor and holder of an annual practicing certificate for who
may act as a registered surveyor pursuant to section 23 of the Survey Act
1955) hereby certify that this plan has been made from surveys executed
by me or under my directions, that both plan and survey are correct and
have been made in accordance with the Survey Regulations 1972 or any
regulations made in substitution thereof.

Dated at Invercargill this 3rd day
of July 1993 Signature *D.B. Manson*

Field Books 210, 211 & 212 Traverse Book 147, B5-B9
Reference Plans Southland 549, 3170, 0311, 10259 & 10310
Otago 501, 21330 & 21000

Examined Correct *K. Howls*

Approved as to Survey *G. Blaikie*
Deputy Chief Surveyor

Date / . / 92

File Received 17. 10. 93 2/4
Instructions 900233 & 910187

LAND DISTRICT SOUTHLAND
Survey Blk. & Dist. Refer face of plan
NZMS 261 Sheet D41, E41 & 42

Diagram Sheet

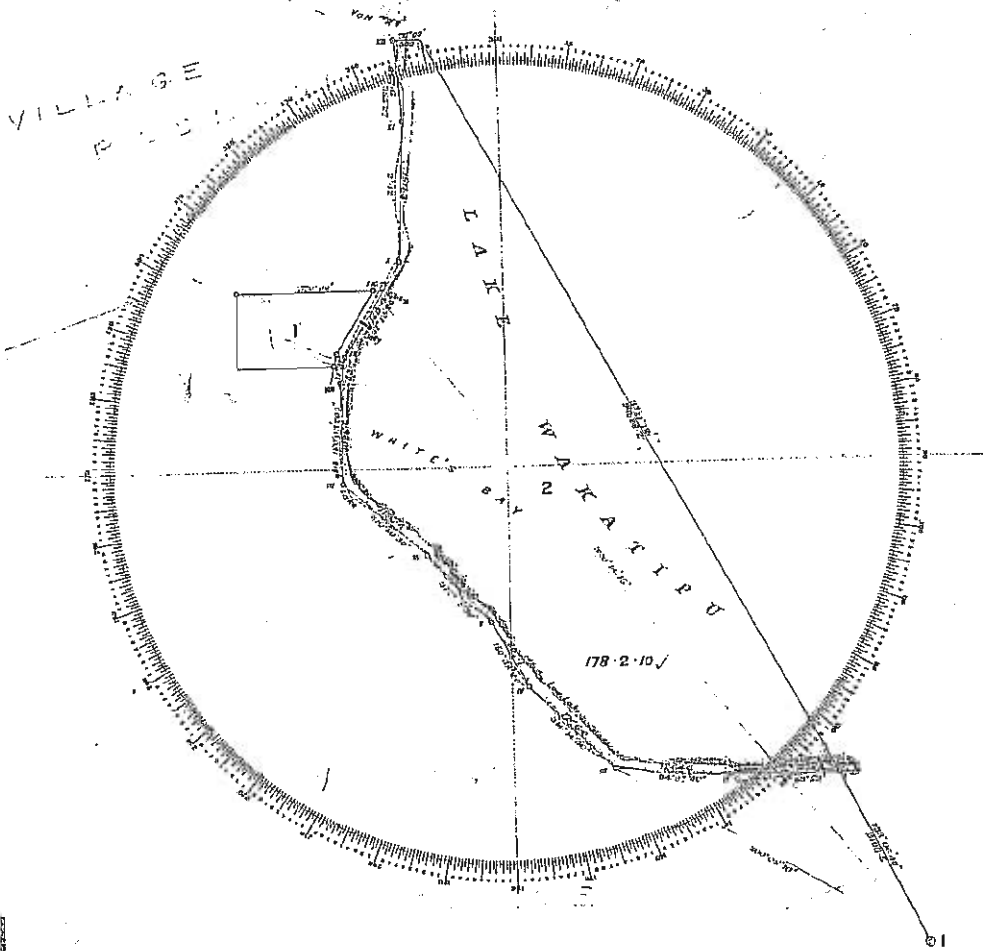
TERRITORIAL AUTHORITY
Surveyed by D.B. Manson
Scale 1 : 25000
Queenstown - Lakes & Southland Districts
Date Feb-June 1993
Dec 1997; April 1999

SO 12351

"RELEASED UNDER THE OFFICIAL INFORMATION ACT"

General Survey Department of New Zealand
 Provincial District of Otago

100.1
 6
 A.L.G. 25 1905



Vol. xx. folio 27

100
 120
 140
 160
 180
 200
 220
 240
 260
 280
 300

LAND BOARD,
 H. CARROLL,
 26/10/05

1 km passed

*Enrolled
 16.10.1905*

Field Sketch of Section B
 Railway Wharf Reserve.
 Field-book No 112 Page 51 (Queenstown)

Block XV. Akihi-Wakatipu
 Surveyed by B. H. Wilmet, District Surveyor
 Date May 1906

Scale - 10 Chains to an Inch
 Standard - Imperial band. 7711.

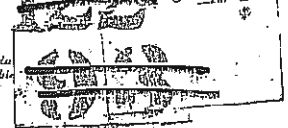
NOTE: Numerous lines to be drawn in red, calculated or scaled lines in black, observed bearings in blue, the figures also being in red, black and blue respectively. Draw a red circle round each peg, a double red circle round each trip station. Remarks of Surveyor to be noted on back hereof.

Otago Survey Lithographic Press
 Price 1/6

3608

Ed. McLeod D.S.

Approved
 Chief Surveyor
 1906



**OPUS INTERNATIONAL CONSULTANTS LIMITED
DUNEDIN OFFICE**

Project Number 6NLITR.02/526YD



This report has been prepared on the instruction of Land Information New Zealand in terms of Contract No: 50269 dated September 2001 and is undertaken for the purposes of Tenure Review in terms the Crown Pastoral Land Act 1998.

LAND STATUS REPORT for Mt Nicholas Station	LIPS Ref 12420
Property 1 of 3	

Land District	Southland
Legal Description	Part Run 630 situated in Eyre North, Blackhill, Mavora, Von and Mid Wakatipu Survey Districts, Section 1, Block XV, Mavora Survey District, Section 1, Block VII, Von Survey District, Sections 1 and 2 Block VIII Von Survey District and Sections 4, 5, 6, 7 Block XV, Mid Wakatipu Survey District
Area	36219.1377 hectares
Status	Crown Land under the Land Act 1948 subject to Pastoral Lease P.46
Instrument of title / lease	SL206/47
Encumbrances	Subject to: - 200463.1 Open Space Covenant pursuant to Section 22 Queen Elizabeth the Second National Trust Act 1977. 235722.1 Exploration Licence pursuant to the Crown Minerals Act 1991
Mineral Ownership	Mines and Minerals are owned by the Crown because the land has never been alienated from the Crown since its acquisition for settlement purposes from the former Maori owners under the 1848 Kemp Purchase and 1853 Murihiku Purchase
Statute	Land Act 1948 and Crown Pastoral Land Act 1998

Data Correct as at	9/7/2002
---------------------------	----------

I John Stephen Kirk, Property Consultant, Opus International Consultants Limited certify that the above status is in order for approval.

In giving this certification I undertake that the status report has been completed in compliance with all relevant policy instructions and in particular OSG Standard 1999/05 and the Regulatory Chiefs' Land Status Investigations Guidelines 1999/01

Prepared by	John Kirk
Crown Accredited Agent	Opus International Consultants Ltd, Dunedin

Peer reviewed by G Patrick

9/7/2002

LAND STATUS REPORT for Mt Nicholas Station				LIPS Ref 12420
Property	1	of	3	

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.

- This pastoral lease is subject to part IVA of the Conservation Act 1987. Marginal strip (Section 24(9) Conservation Act 1987) have been defined on SO's 8413 & 10833 on renewal of this lease on 1 July 1992. The Crown land reserved from sale Section 58 Land Act 1948 along the Oreti River, Von River and Lake Wakatipu is now deemed to be a marginal strip of the same width (s. 24(3) Conservation Act 1987 effective date 10/4/90) the boundaries of the marginal strip do not change (s.24G (7) Conservation Act 1987).
- Section 1, Block I, Mavora Survey District [CT SL6A/1154] is a freehold section contained within the peripheral boundary of this Pastoral Lease. The proprietors of this land are R. W. & L. K Butson and R Bell.
- This lease has not been converted into Landonline
- Document 249038 records the redefinition of boundaries between Mount Nicholas Station (contained in SL206/47) and Elfin Bay Station (then contained in SLB3/614). This boundary definition is in variance with the boundary of part Run 630 (SO 11859) and plans referred to in the Deed of Settlement for the Ngai Tahu Claim (HC 513 & HC 514) as defined on SO 12351. The conflicts between these two boundary definitions have created a residue of un-allocated Crown Land. This land was part of the Elfin Bay Station that was transferred to Her Majesty the Queen (Transfer 201555.9) and surrendered from the lease (Surrender 258221.1) as part of the Ngai Tahu Claim. The digital cadastral database shows this area as being part of part Run 630. No documentary or graphical evidence has been found to support the incorporation of this land into Mount Nicholas Station.

LAND STATUS REPORT for Mt Nicholas Station				LIPS Ref 12420
Property	1	of	3	

Research Data: *Some Items may be not applicable*

SDI Print Obtained	Yes
NZMS 261 Ref	E41, E42, E43
Local Authority	Southland District & Queenstown-Lakes District
Crown Acquisition Map	1848 Kemp Purchase and 1853 Murihiku Purchase
SO Plan	<p>SO 12351- Sections 1 to 12 SO 12351 [adjoining land common boundary] (November 1999)</p> <p>SO 12262- area referred to in the Deed of Settlement for the Ngai Tahu Claim – Oreti River. (November 1992)</p> <p>SO 12165- Plan of Areas of Serpentine occurring in its natural condition in association with Nephrite and Bowenite. Approved for Parliamentary Purposes. (July 1996)</p> <p>SO 12103- Plan of land to be acquired for communication for police & safety purposes. (August 1995)</p> <p>SO 12095- Plan of Geodetic Station Offsetting (August 1995)</p> <p>SO 11859-Plan of Redefinition of part Run 630, situated in Mavora, Eyre North, Von, Mid Wakatipu and Blackhill Survey Districts.(May 1994)</p> <p>SO 11820- Plan of Queen Elizabeth II National Trust open space covenant over part Run 630. (May 1992)</p> <p>SO 11529- Plan of Otago Region and Districts</p> <p>SO 11169- E43- Plan of allocations to the Department of Conservation pursuant to Section 62 of the Conservation Act 1987. [April 1987]</p> <p>SO 11168 -E42- Plan of allocations to the Department of Conservation pursuant to Section 62 of the Conservation Act 1987. [April 1987]</p> <p>SO 11167- E41 - Plan of allocations to the Department of Conservation pursuant to Section 62 of the Conservation Act 1987. [April 1987]</p> <p>SO 10900-Plan of Section 1 Block VII, Sections 1 and 2 Block VIII, Von Survey District, Sections 4, 5, 6 and 7 Block XV, Mid-Wakatipu Survey District.</p>

LAND STATUS REPORT for Mt Nicholas Station				LIPS Ref 12420
Property	1	of	3	

	<p>SO 10833- Plan Of Section 1 Block XV Mavora Survey District (July 1986)</p> <p>SO 10814- Plan of Photo control sit in Snowden Blackhill Mavora & Von Survey Districts (June 1986)</p> <p>SO's 9739, 9738, 9737, 9736, 9735- Plan of Road Block XV Mavora and Block VII Blackhill Survey District. (August 1979)</p> <p>SO 9732- Plan of Survey Control Mavora & Blackhill Survey Districts. (August 1979)</p> <p>SO 8413- Plan of Run 630 formerly Run 614 and Pt Run 558 situated in Mavora, Eyre North, Von, Mid Wakatipu and Blackhill Survey Districts (December 1972)</p> <p>SO 8146- Plan of Parts Run 558 Blackhill Survey District (August 1971)</p> <p>SO 8466- Topo plan of Wakatipu and surrounding country Middle Island. (October 1975)</p> <p>SO 8128- Plan of runs 614 – 618 Mavora, Eyre North & Eyreside Survey Districts. (April 1971)</p> <p>SO 7844-Plan of Tellurometer Traverses (December 1969)</p> <p>SO 7761- Plan of Run 605 (Walter Peak Station) adjoining land. [Common Boundary] (March 1968)</p> <p>SO 6952- Plan of Mt Nicholas Station Run 558 (December 1961)</p> <p>SO 6800- Plan of Run 568 (adjoining land common boundary) (February 1960)</p> <p>SO 4155- Plan of Section 3, Block XV, Mid Wakatipu Survey District [adjoining land] (December 1912)</p> <p>SO 11970, 2520, 848, 843, 838, 706 - Plans of Triangulation survey control</p> <p>SO 2065- Plan of Section 1, Block I, Mavora Survey District (Certified correct copy December 1967)</p> <p>SO 844, 839, 638, 18, 15 - Plans of Topographic data.</p>
--	---

LAND STATUS REPORT for Mt Nicholas Station		LIPS Ref 12420
Property	1	of 3

	<p>SO 550- Plan of Section A now part of section 1 Block 1 Mavora Survey District. (July 1865)</p> <p>SO 548- Plan of Pre-emptive Right B (for Run 350) situated in Block XV Mid Wakatipu Survey District (July 1865)</p> <p>SO 51- Plan of Mid Wakatipu District (showing cadastral data (August 1903)</p> <p>ROLL 32- There is no image in Landonline this has not been viewed.</p>
Relevant Gazette Notices and / or Computer Interest register.	<p>Gazette 1997 page 1459 (250821.1) declaring leasehold estate acquired for Police and Public Safety Communications purposes at Mount Nicholas.</p> <p>Gazette 2000 page 431 (271830.1) setting apart for police and public safety radio communications and telecommunications purposes.</p>
CT Ref / Lease Ref	<p>Current Lease-SL206/47</p> <p>Cancelled lease-SL167/47</p> <p>Cancelled lease- SL167/18</p>
Plan Index	<p>Run 630- SO 8413</p> <p>Former Run 608- SO 8413</p> <p>Former Run 614- SO 8128, 8413</p> <p>Former Run 558- SO 6952, 8146, 8413</p>
Legalisation Cards	No cards found
Statutory Actions (Landonline)	<p>Part Run 630</p> <p>Current Purpose-Police Public Safety Communications Purposes.</p> <p>Statutory Action-Gazette 2000 page 431</p> <p>State Forest Block VIII Von Survey District</p> <p>Current Purpose-State Forest</p> <p>Statutory action- Gazette 1934 page 2195</p> <p>Part Run 630</p> <p>Current purpose-subject to the provisions of Marginal Strips</p> <p>Statutory Action-Sec 24 Conservation Act 1987</p> <p>Crown Land Block V, VII, X, XIV, XV Mavora, Block XV Mid Wakatipu, Block XV Von Survey District</p> <p>Current purpose-Crown Land Reserved from Sale (Marginal Strip)</p> <p>Statutory Action-Section 58 Land Act 1948</p>
CLR	Confirms Pastoral Status

LAND STATUS REPORT for Mt Nicholas Station				LIPS Ref 12420
Property	1	of	3	

Allocation Maps (if applicable)	Allocated to DOC pursuant to Section 62 of the Conservation Act 1987. Stewardship Land, Allocation Refs D*E41*3 & 4*CO and D*E42*2 & 3*CO Other SOE allocation Maps searched nothing found
VNZ Ref - if known	29111 36000 29111 36000A 29111 36000B
Crown Grant Maps	Not applicable always in Crown Ownership
Subject land Marginal Strip: a) Type [Sec 24(9) or Sec 58] b) Date Created c) Plan Reference	a) Sec 24(9) and Sec 58 b) 1 July 1992 and on creation of this lease c) SO 11859, 10833 and SO 8413

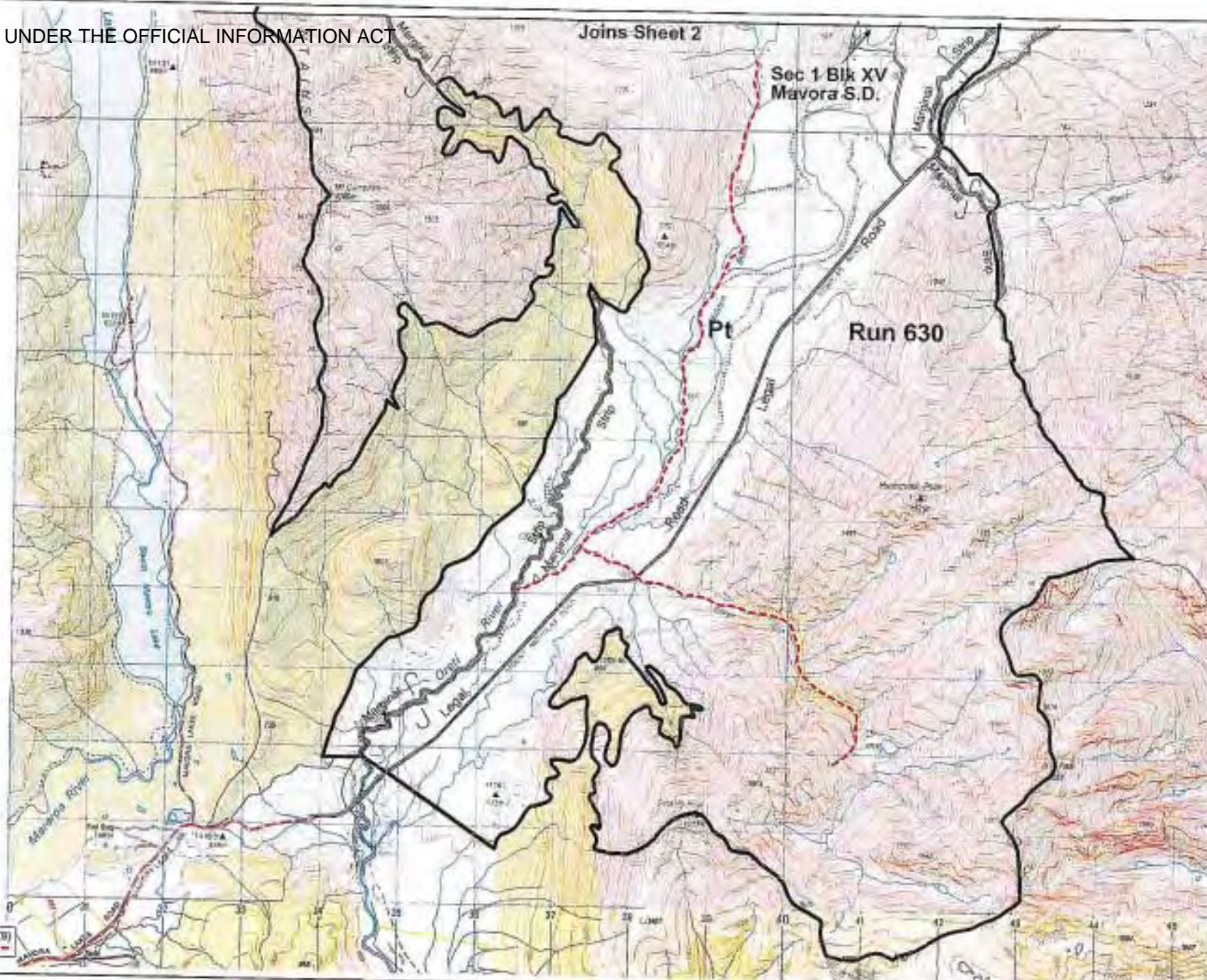
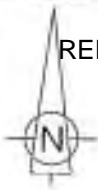
LAND STATUS REPORT for Mt Nicholas Station				LIPS Ref 12420
Property	1	of	3	

Research – continued

If Crown land – Check Irrigation Maps.	No maps for Southland
Mining Maps	235722.1 Exploration Licence pursuant to the Crown Minerals Act 1991. No record has been found of any other lodged Mining applications over this area
<p>If Road</p> <p>a) Is it created on a Block Plan – Section 43(1)(d) Transit NZ Act 1989</p> <p>b) By Proc</p>	<p>a) SO Plan Not applicable</p> <p>b) Proc Plan</p> <p>c) Gazette Ref</p>
<p>Other Relevant Information</p> <p>a) Concessions – Advice from DOC or Knight Frank.</p> <p>b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998</p> <p>c) Mineral Ownership</p> <p>d) Other Info</p>	<p>a) The Department of Conservation has been consulted and Conservation area status land has been identified within the boundary of this property (see Report 2 of 3)</p> <p>b) Lake Wakatipu and Oreti River (MD 123 SO 12262) are subject to a Statutory Acknowledgement's in terms of the Ngai Tahu Claims Settlement Act 1998. This lease adjoins Bush Remnants-Elfin Bay Station (HC 522), Elfin Bay & Greenstone Stations (HC 513, 514) which are areas referred to in the Ngai Tahu Claims Settlement Act 1998.</p> <p>c) Either</p> <p><input type="checkbox"/> Mines and Minerals are owned by the Crown because the land has never been alienated from the Crown since its acquisition for settlement purposes from the former Maori owners under the 1848 Kemp Purchase and 1853 Murihiku Purchase</p> <p>d)</p>

Sec 1 Blk XV
Mavora S.D.

Pt Run 630



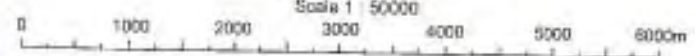
Marginal Strip Subject to Sec 24 (9)
Conservation Act 1987



Graphics by:
TL Survey services Ltd GUNEDIN

Mt Nicholas

Scale 1:50000

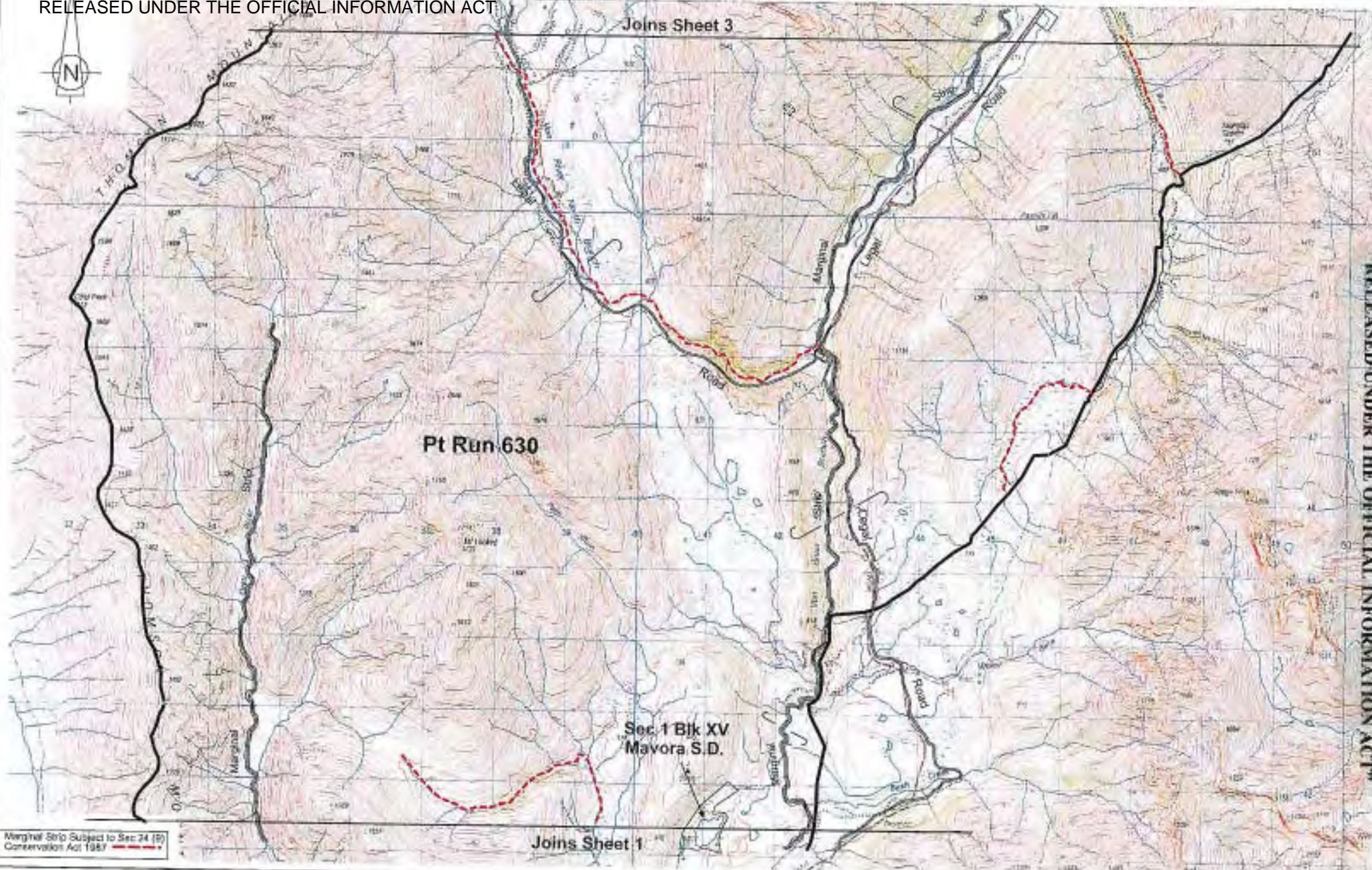


Version	1	2	3	4	5
---------	---	---	---	---	---

Otago Land District
 Sheet 1 of 5
 Date 07/06/2002
 NZMS 260 E.42,E.43

Joins Sheet 3

RELEASED UNDER THE OFFICIAL INFORMATION ACT



Marginal Strip Subject to Sec 24 (b) Conservation Act 1987

Joins Sheet 1

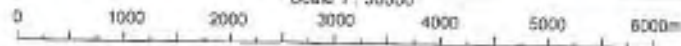


INTERNATIONAL CONSULTANTS

Graphics by:
TL Survey services Ltd DUNEDIN

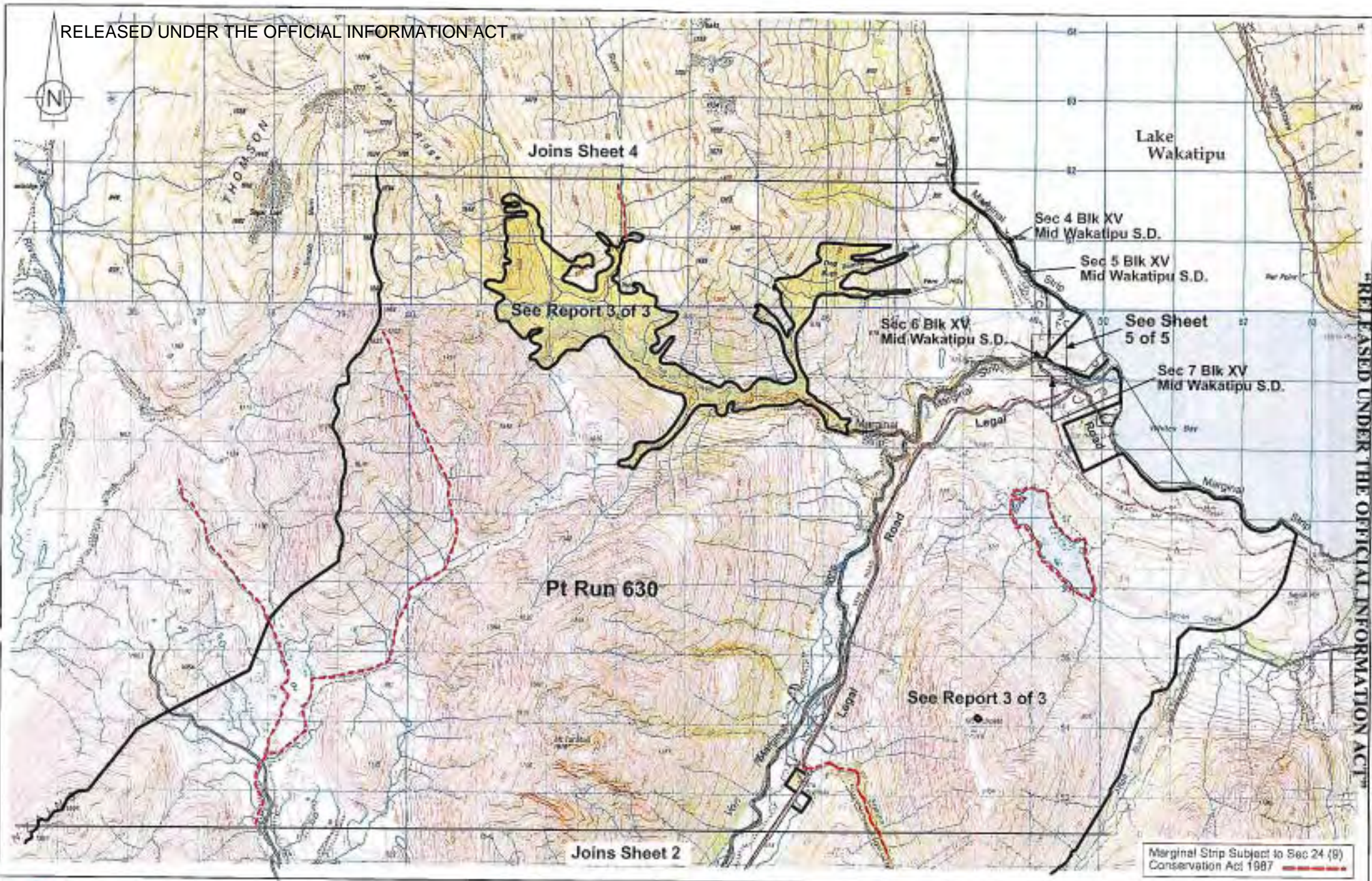
Mt Nicholas

Scale 1:50000



Version	1	2	3	4	5
---------	---	---	---	---	---

Otago Land District
 NZMS 260 E.42
 Sheet 2 of 5
 Date 07/06/2002



RELEASED UNDER THE OFFICIAL INFORMATION ACT

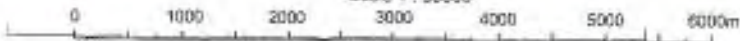
Marginal Strip Subject to Sec 24 (8) Conservation Act 1987



INTERNATIONAL CONSULTANTS Graphics by TL Survey services Ltd DUNEDIN

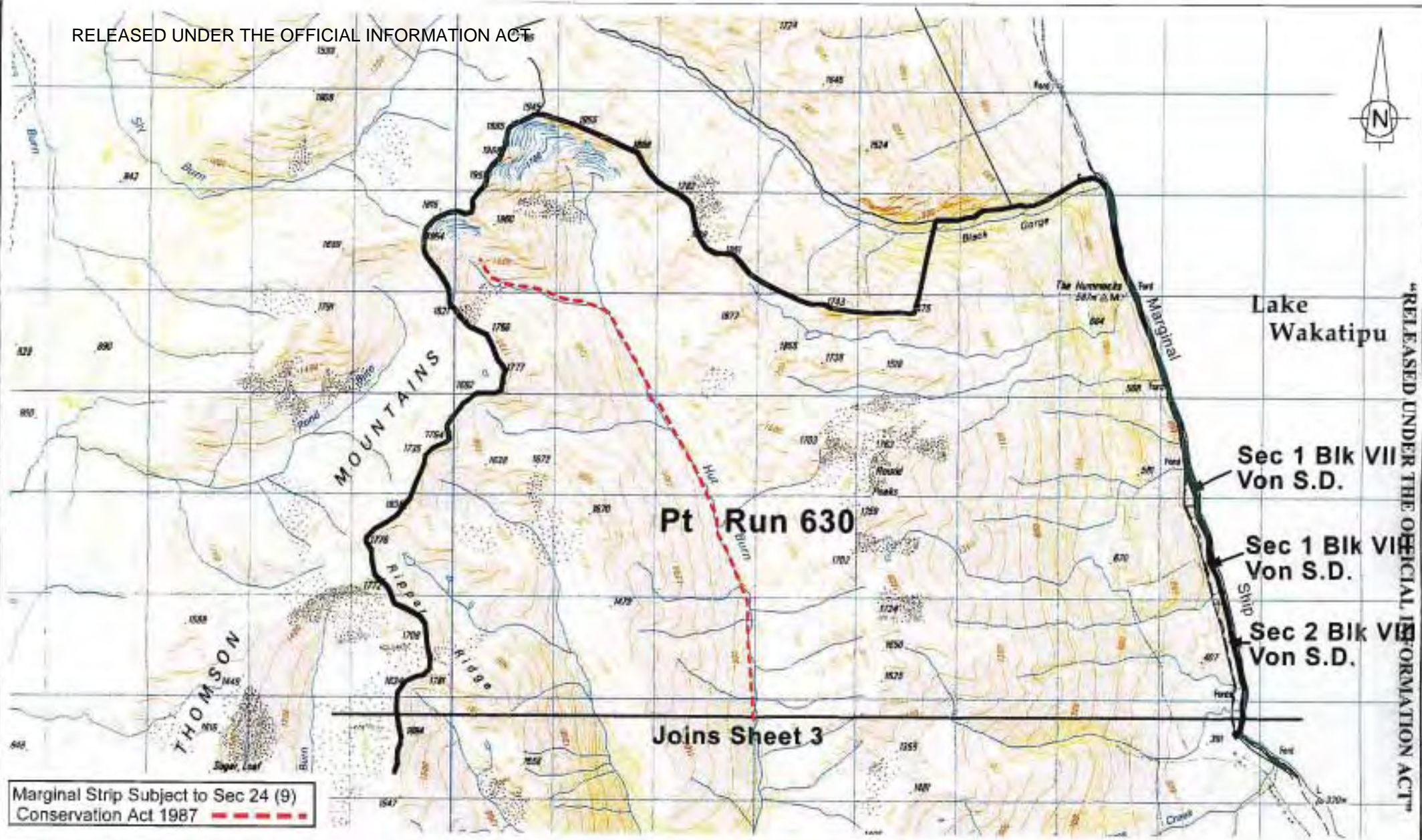
Mt Nicholas

Scale 1 : 50000



Version	1	2	3	4	5
---------	---	---	---	---	---

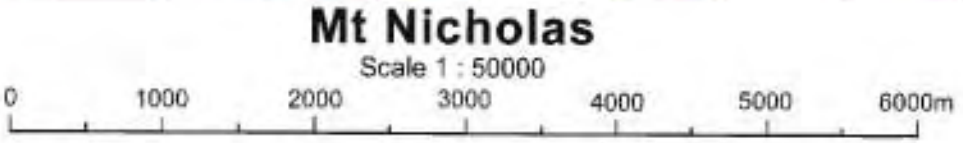
Otago Land District Sheet 3 of 5
 Date 07/06/2002
 NZMS 260 E.41 & E.42



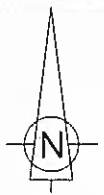
RELEASED UNDER THE OFFICIAL INFORMATION ACT

Marginal Strip Subject to Sec 24 (9)
Conservation Act 1987

OPUS
INTERNATIONAL CONSULTANTS
Graphics by :
TL Survey Services Ltd DUNEDIN



Version	1	2	3	4	5
Otago Land District	Sheet 4 of 5				
NZMS 260 E41	Date 07/06/2002				



Sec 5 Blk XV
Mid Wakatipu S.D. →

Pt Run 630

Sec 6 Blk XV
Mid Wakatipu S.D. →

Pt Run 630 →

Marginal

Marginal

Strip

Strip

Pt Run
630

Sec 7 Blk XV
Mid Wakatipu S.D. →

Pt Run 630

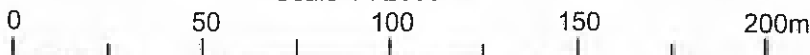
Marginal Strip Subject to Sec 24 (9)
Conservation Act 1987 - - - - -

Version	1	2	3	4	5
Otago Land District NZMS 260 E42	Sheet 5 of 5 Date 06/06/2002				

Mt Nicholas

Scale 1 : 2000

Graphics by :
TL Survey Services Ltd DUNEDIN



OPUS

NOT TO BE CONVERTED

REGISTER

the 22nd day of August 1959

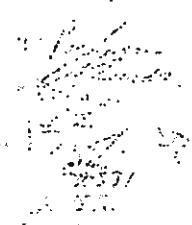
206/447

Image Quality due to Condition of Original

Pastoral Lease of a Parcel of Land under the Land Act, 1948

This Deed

between HIS EXCELLENCY THE GOVERNOR in Council with his full and sole powers and authority as the Lessee of the lessor and the lessor



For signature, see over page

EQUIVALENT METRIC AREA IS

METRIC AREA IS 36,219.36 ha

- 1. THAT the Lessee will fully and promptly pay the rent... 2. THAT the Lessee will within one year after the date of this lease... 3. THAT the Lessee will hold and use the land... 4. THAT the Lessee will at all times fence the land... 5. THAT the Lessee will through out the term of his lease... 6. THAT the Lessee will keep the land free from... 7. THAT the Lessee will clean and clear away... 8. THAT the Lessee will at all times during the term... 9. THAT the Lessee will insure all buildings... 10. THAT the Lessee will not to neglect the terms... 11. THAT the Lessee shall be responsible... 12. THAT the Lessee shall employ a... 13. THAT the Lessee shall employ a...

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

(1) THAT the Lessee shall have the right... (2) THAT the Lessee shall have the right... (3) THAT the Lessee shall have the right...

- 2.106/101
- (1) That the Lessee shall be deemed to have failed to use due care in stocking, or to have overstocked so long as the number of stock departing on the said land, while it is being farmed does not exceed 15,000 sheep and 550 cattle (being in excess of 20% per cent on the approved carrying capacity of the land in this lease) but the Commissioner may by notice in writing permit the Lessee to depature above any 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.
 - (2) That the Lessee shall be deemed to have failed to use due care in stocking, or to have overstocked so long as the number of stock departing on the said land, while it is being farmed does not exceed 15,000 sheep and 550 cattle (being in excess of 20% per cent on the approved carrying capacity of the land in this lease) but the Commissioner may by notice in writing permit the Lessee to depature above any 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.

SCHEDULE

IMPROVEMENTS PROPOSED TO THE GRASS AND BRUSH PURCHASED BY THE LESSEE

It is HEREBY advised the Commissioner of Crown Lands for the land District of Southland, on behalf of the Lessee, both hereunto set forth, and these presents have also been executed by the said Lessee, -

Signed by the said Commissioner, on behalf of the Lessee, in the presence of:-
Witness: _____
Occupation: _____
Address: _____
Signed by the above named as Lessee, in the presence of:-
Witness: _____
Occupation: _____
Address: _____

Commissioner of Crown Lands

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 stock departing on the said land, while it is being farmed does not exceed 15,000 sheep and 550 cattle (being in excess of 20% per cent on the approved carrying capacity of the land in this lease) but the Commissioner may by notice in writing permit the Lessee to depature above any 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.

In witness whereof the Commissioner of Crown Lands for the land District of Southland, on behalf of the Lessee, both hereunto set forth, and these presents have also been executed by the Lessee,

SIGNED by the said Commissioner, on behalf of the Lessee, in the presence of -
Witness: *L. J. Hill*
Occupation: *Land Office Clerk*
Address: *Emerald*

Commissioner of Crown Lands

SIGNED by the above named as Lessee, in the presence of:-
Witness: _____
Occupation: _____
Address: _____

Lessee

THE SHERIFF OF THE DISTRICT OF SOUTHLAND, on behalf of the Lessee, both hereunto set forth, and these presents have also been executed by the Lessee, -
Witness: _____
Occupation: _____
Address: _____

208309.1 Transmission of their one half share Eric Douglas McKnight and William Russell Andrews to William Russell Andrews as survivor - 27.4.1993 at 11.25 a.m.

Jim Doherty
A.L.R.

208309.2 Transfer of the one half share acquired by Transmission 208309.1 to the said William Russell Andrews and Robert William Butson and Linda Kathleen Butson both of Mount Linton Station farmers - 27.4.1993 at 11.25 a.m.

Jim Doherty
A.L.R.

208309.3 Transfer of their one half share William Russell Andrews, Robert William Butson and Linda Kathleen Butson to the said Robert William Butson, Linda Kathleen Butson and Russell Bell of Invercargill accountant - 27.4.1993 at 11.25 a.m.

Jim Doherty
A.L.R.

45380

235722.1 Exploration Licence pursuant to Crown Minerals Act 1991 over part of the within land Term 3 years from 1.10.1995 - 30.10.1995 at 9.05 a.m.

Jim Doherty
A.L.R.

251728-1

DISCHARGED

247448.1 Compensation Certificate pursuant to Section 109 Public Works Act 1981 against part of Run 630 (2273m²) - 5.2.1997 at 11.41 a.m.

Clifford
A.L.R.

45381

250821.1 Gazette Notice declaring part Run 630 (2273m²) to be acquired for police and public safety communication purposes and shall vest in the Crown - 25.6.1997 at 10.50 a.m.

Clifford
A.L.R.

206/47

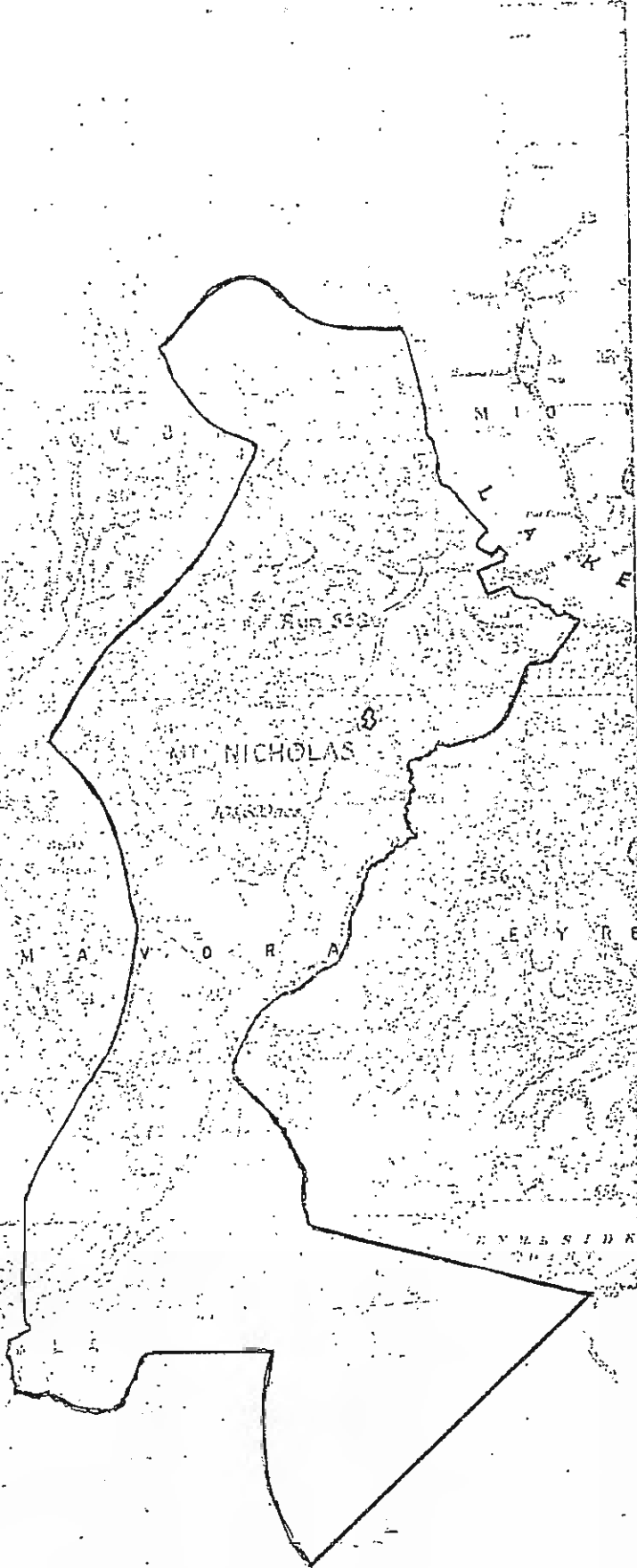


Image Quality due to Condition of Original

over

Scale: 2 Miles to 1 inch.

RELEASED UNDER THE OFFICIAL INFORMATION ACT

206/47

163055.2
055728.1 Mortgage of balance to Rural Banking and Finance Corporation of New Zealand 11-3.1980 at 2.12 p.m.

Handwritten signature and initials, possibly "H. King".

A.L.R.

058711.1 Variation of Mortgage 036868.1 18.6.1980 at 10.38 a.m.

Handwritten signature, possibly "H. King".

A.L.R.

062067.1 Variation of Mortgage 024225.8 23.9.1980 at 12.19pm

Handwritten signature, possibly "H. King".

A.L.R.

076910.2 Transfer to Williams Herbert Butson and Robert William Butson both of Mount Nicholas Farmers as tenants in common in equal shares 24.11.1981 at 9.20 a.m.

Handwritten signature, possibly "H. King".

A.L.R.

076910.3 Mortgage to Mutual Fund Limited 24.11.1981 at 9.20 a.m.

Stamp: 136371.1 DISCHARGED 15.12.1986

A.L.R.

076910.4 Variation of Mortgage 036868.1 24.11.1981 at 9.21 a.m.

Handwritten signature, possibly "H. King".

A.L.R.

076910.5 Variation of Mortgage 055728.1 24.11.1981 at 9.21 a.m.

Handwritten signature, possibly "H. King".

A.L.R.

076910.6 Mortgage to Rural Banking and Finance Corporation of New Zealand 24.11.1981 at 9.22 a.m.

Handwritten signature, possibly "H. King".

A.L.R.

076910.7 Memorandum of Priority making Mortgages 076910.3, 047512.1, 036868.1, 055728.1 and 076910.6 first, second, third, fourth and fifth mortgages respectively 24.11.1981 at 9.22 a.m.

Handwritten signature, possibly "H. King".

A.L.R.

085330.1 Variation of Mortgage 036868.1 27.7.1982 at 1.56 p.m.

Handwritten signature, possibly "H. King".

A.L.R.

097156.1 Transfer of the share of William Robert Butson to Eric Douglas McKnight of Athol Farmer and William Russell Andrews of Five Rivers Farmer - 2.8.1983 at 1.37 p.m.

Handwritten signature, possibly "H. King".

A.L.R.

109104.1 Transfer of an undivided one half share of his one half share Robert William Butson to Linda Kathleen Butson of Mount Nicholas Station Married Woman - 2.8.1984 at 10.34 a.m.

Handwritten signature, possibly "H. King".

A.L.R.

Part of the within land is now known as Section 1 Block XV Mavora Survey District - 3.7.1986 at 11.35 a.m. See NA 130941.1

Handwritten signature and "45384"

A.L.R.

Part of the within land is now known as Section 1 Block VII Von Survey District Sections 1 and 2 Block VIII Von Survey District and Sections 4, 5, 6 and 7 Block XV Mid-Wakatipu District See NA 134040.1

Handwritten signature, possibly "H. King".

A.L.R.

136371.2 Mortgage to Rural Banking and Finance Corporation of New Zealand - 15.12.1986 at 11.03 a.m.

Handwritten signature, possibly "H. King".

A.L.R.

136371.3 Memorandum of Priority making mortgages 136371.2, 047512.1, 036868.1, 055728.1 and 076910.6 first, second, third, fourth and fifth mortgages respectively - 15.12.1986 at 11.03 a.m.

Handwritten signature, possibly "H. King".

A.L.R.

163455.3 Variation of mortgage 136371.2 - 20.6.1989 at 11.12 a.m.

Handwritten signature, possibly "H. King".

A.L.R.

199449.1 Variation of the within Lease renewing the term for a further 33 years commencing on 1.7.1992 and increasing the annual rental to \$27,000.00 + GST and the rental value to \$1,800,000.00 - 1.7.1992 at 11.40 a.m.

Handwritten signature and "45389"

A.L.R.

Subject to Part IVA Conservation Act 1987

Handwritten signature, possibly "H. King".

A.L.R.

200463.1 Open Space Covenant pursuant to Section 22 Queen Elizabeth the Second National Trust Act 1977 - 3.8.1992 at 9.03 a.m.

Handwritten "45392"

Handwritten signature, possibly "H. King".

A.L.R.

OVER

206/47

Mortgages 43470 to 43475
Mortgage Discharge produced 26.10.1979
at 2.28 a.m.

043314.1 Variation of Mortgage
024225.8 5.2.1979 at 12.13p.m.

45395

No 179507 Surrender of written lease on
17.700 acres produced 11.10.1968 at 3.06 (a.m.)
Document of Mortgage of land

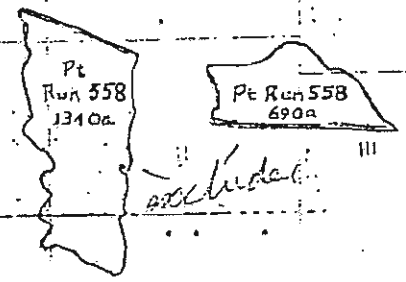
Boone A.L.R.

Variation of Mortgage 78470. 27.4.1967
at 2.52 a.m.

Diagram 3

45397

249038 Certificate redefining the boundary
of the written lease with Pastoral lease 83/614
10.2.1971 at 1.45 pm



Scale: 1 mile to an inch
S.C. 8146

45404

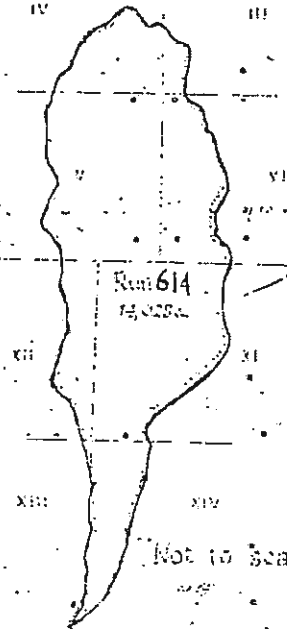
256343 Certificate of Discharge of
Crown Mortgage No. 614
Blocks DL, IV, V, XI, XII, XIII and XIV
Mavora District in the Western District
on an original and on duplicate
with certificate of discharge
of the mortgage No. 558
produced 27.10.1979 at 2.52 a.m.
Document of Mortgage of land

DISCHARGED
27/10/79
Boone

45405

270215 The mortgage of land
No. 614 produced 27.10.1979 at 2.52 a.m.
Document of Mortgage of land

Diagram 2



Not to Scale

Released
27/10/79
Boone

024225.1 Change of name of the mortgage on Western
District to English Hill Farm Estate Limited
20.5.1977 at noon

024225.7 Transfer of balance to written Pastoral lease
and Pastoral Discharge both of English Hill Farm
20.5.1977 at noon

024225.8 Mortgage of land to the English Hill Farm Estate
Limited 20.5.1977 at noon
DISCHARGED
20/10/1981
Boone A.L.R.

024225.9 Mortgage of land to the English Hill Farm Estate
Limited 20.5.1977 at noon
DISCHARGED
20/10/1981
Boone A.L.R.

047512.1 Mortgage of land to the English Hill Farm Estate
Limited 15.6.1979 at 1.50 p.m.

DISCHARGED
20 JUN 1981
Boone A.L.R.

THIS REPRODUCTION (ON A REDUCED SCALE)
CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL REGISTERED FOR THE PURPOSES OF
SECTION 113A LAND TRANSFER ACT 1952.
20 Days
D.L.R.

036868.1 Mortgage of Balance to
Rural Bank of New Zealand and Finance
Corporation of New Zealand 14.7.1978
at 9.03 a.m.
Boone A.L.R.

047512:2 Memorandum of Priority
making Mortgages 047512.1 and
036868.1 second and third Mortgages
respectively 15.6.1979 at 1.50
p.m.

Boone A.L.R.

OVER

ODE SIS - Request Manual Copy [X]

Document Type	<input type="text" value="Manual Copy"/>	Request Id	<input type="text" value="77021"/>
Reference Number	<input type="text" value="271830.1"/>	User Id	<input type="text" value="jkirkdu"/>
Land District	<input type="text" value="Southland"/>	Request Date	<input type="text" value="27/06/2002 13:34:58"/>
Method of Delivery	<input type="text" value="Fax"/>	Client Reference	<input type="text" value="SNLITR.02/5267D"/>
Requested By	<input type="text" value="John Kirk"/>	Status	<input type="text" value="Pending"/>

Certified Copy

Comments:

Delivery Details:

Firm	<input type="text" value="Opus International Consultants Ltd (Dunedin)"/>
Primary Contact	<input type="text" value="Mr Robin Whelan"/>
Street	<input type="text" value="Private Bag 1913"/>
Town	<input type="text" value="Dunedin"/>
Country	<input type="text" value="New Zealand"/>
Postcode	<input type="text" value=""/>
Fax Number	<input type="text" value="03-474 8995"/>

Fees... [OK] [Cancel]

Extract from *New Zealand Gazette*, 2/3/2000, No. 18, p. 431

**Land to be Set Apart for Public Safety Radio
Communications and Telecommunications, Mounts
Difficulty and Nicholas, and Roys Peak,
Queenstown Lakes District**

Pursuant to section 52 (1) of the Public Works Act 1981, and to a delegation from the Minister of Lands, Kerry John Twydle, Land Information New Zealand, declares the land described in the First and Second Schedules to this notice, to be set apart for police and public safety radiocommunications and telecommunications purposes.

First Schedule

Otago Land District—Queenstown Lakes District

Area m ²	Being
971	Part Section 51, Block II Cromwell Survey District; shown as "A" on S.O. Plan 24302, lodged in the office of the Chief Surveyor at Dunedin.

Area ha	Being
2.1986	Part Section 1, S.O. 22998; shown as "A" on S.O. Plan 24118, lodged in the office of the Chief Surveyor at Dunedin.

Second Schedule

Southland Land District—Queenstown Lakes District

Area m ²	Being
2273	Part Run 630, Block X, Mid Wakatipu Survey District; shown as "A" on S.O. Plan 12103, lodged in the office of the Chief Surveyor at Invercargill.

Dated at Wellington this 28th day of February 2000.

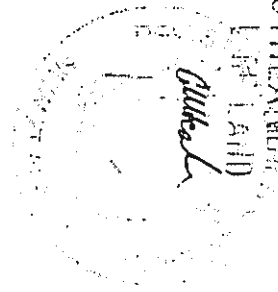
K. J. TWYDLE, for Minister of Lands by the Minister for Land Information.

(LINZ CPC/2000/5464/A)

h11529

9.00 17.MAR00 271830.1

PARTICULARS ENTERED IN REGISTER
LAND REGISTRY SOUTHLAND
FOR REGISTRATION SENIOR LAND



RECALL FILE LABEL



F5000000500192



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



Search Copy

R. W. Muir
Registrar-General
of Land

Identifier **SL6A/1154**
Land Registration District **Southland**
Date Issued 17 March 1980

Prior References

SL39/247

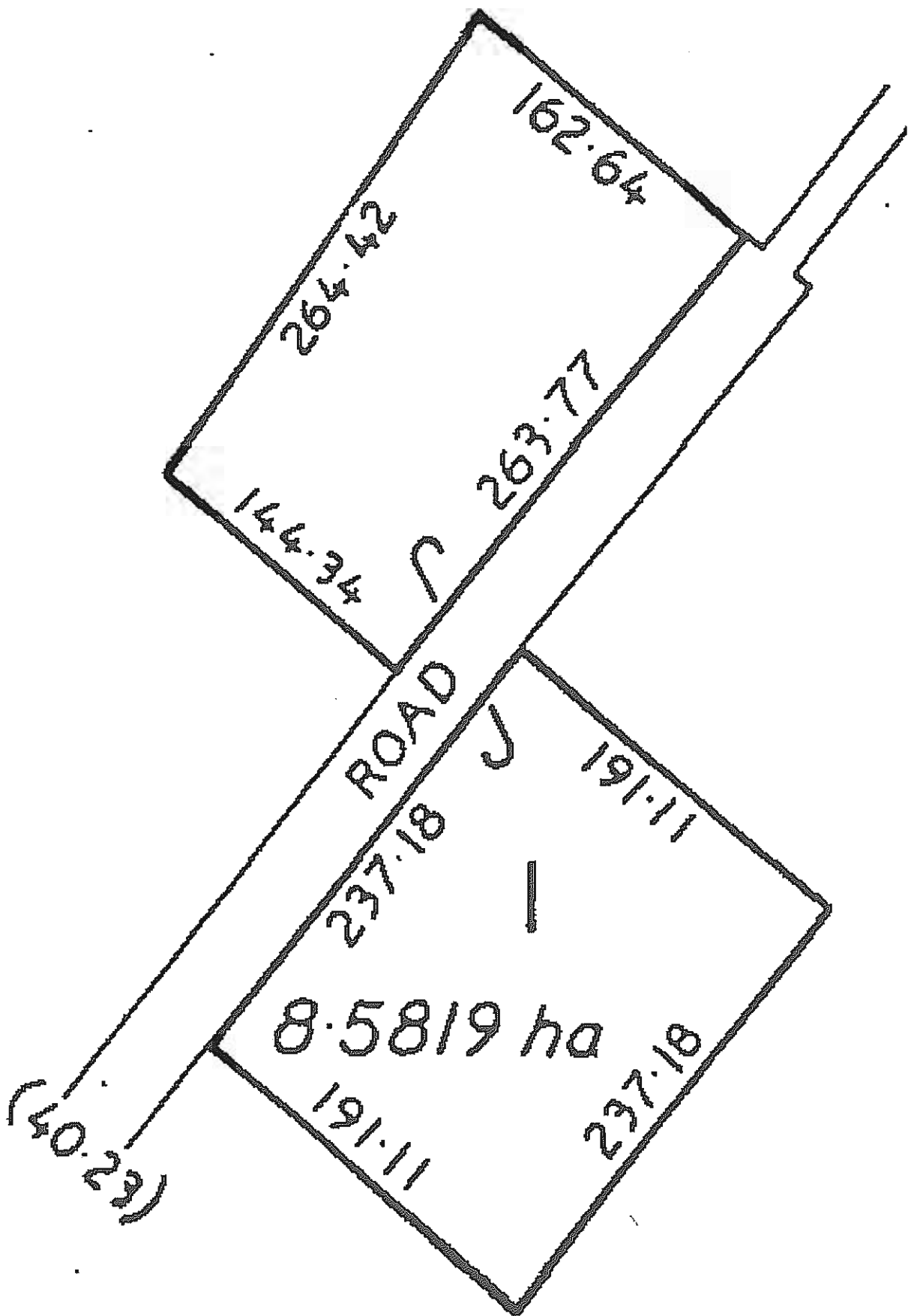
Estate	Fee Simple
Area	8.5819 hectares more or less
Legal Description	Section 1 Block I Mavora Survey District

Proprietors

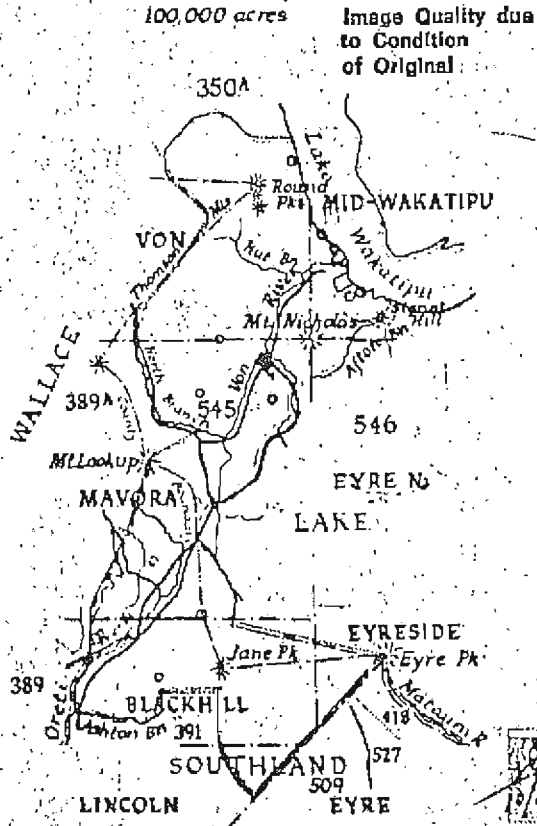
Robery William Butson as to a 1/4 share
Robert William Butson, Linda Kathleen Butson and Russell Bell as to a 1/2 share
Linda Kathleen Butson as to a 1/4 share

Interests

076910.6 Mortgage to Rural Banking and Finance Corporation of New Zealand - 24.11.1981 at 9.22 am
136371.2 Mortgage to Rural Banking and Finance Corporation of New Zealand - 15.12.1986 at 11.03 am
136371.3 Memorandum of Priority making Mortgages 136371.2 and 076910.6 first and second mortgages respectively - 15.12.1989 at 11.03 am
163455.3 Variation of Mortgage 136371.2 - 22.6.1989 at 11.12 am



Also Reference Vol 107 Folio 147
 METRIC AREA IS 40468.5642 ha
 PLAN OF RUN No. 545



Scale: 4 Miles
 Lands Office
 10/11/69
 2.600

NEW ZEALAND.

Crown Lands B-1.



REGISTER
 Vol. 167 Folio 18

No. PRL-521

License to occupy Crown Lands for Pastoral Purposes.

(Pursuant to Section 9 of the Land Laws Amendment Act 1922)

Whereas JOHN MACKENZIE, ALEXANDER MACKENZIE, HUGH MACKENZIE, the Younger, PETER MACKENZIE, and MARGARET ANN MACKENZIE, all of Walter Peak Station, Queenstown, AS TRUSTEES, EXECUTORS AND ADMINISTRATORS, under the provisions of the Land Act, 1924, a License to occupy for Pastoral Purposes that area have been granted, under the provisions of the Land Act, 1924, a License to occupy for Pastoral Purposes that area of Crown lands containing by estimation ONE HUNDRED THOUSAND ACRES (100,000)

acres, more or less, and being that number 545 Von, Mid Wakatipu, Mavora, Eyre North, Blackhill and Eyreside Survey Districts (previously known as Run 350, 350A, 350B and part of Run 324A, 324B and 438)

situate in the County of Southland, is the Land District of Southland, New Zealand, as the same is delineated on the plan in the District Lands and Survey Office, Invercargill

as shown in the margin hereof, and have paid the sum of Two hundred and eleven pounds

(£ 211-0-0), being the first half-year's rent in advance for such Run: The said JOHN MACKENZIE, ALEXANDER MACKENZIE, HUGH MACKENZIE, the Younger, PETER MACKENZIE and MARGARET ANN MACKENZIE are hereby licensed to occupy the said land for pastoral purposes for the term of thirty-five years, to be computed from the first day of March 1925, subject to all the provisions and conditions of the Land Act, 1924, so far as applicable hereto, and subject also to the payment of an annual rent of FOUR HUNDRED AND THIRTY-TWO POUNDS

(£ 422-0-0), in equal parts, half-yearly in advance, on the first day of March and the first day of September in each and every year, payment for the first half-year's rent having already been made, and the next of such half-yearly payments to be made on the first day of September, 1949.

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 mortgage security for the purpose of defrauding or evading the provisions of, or shall in any way whatsoever directly or indirectly commit or be privy to a fraud upon, the Land Act, 1924, this license shall 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 260 of the Land Act, 1924;
- (3) That the licensee shall prevent the growth or spread of gorse, broom, and sweetbriar on the land comprised in this license, and shall with all reasonable speed remove or cause to be removed all gorse, sweetbriar, broom, or other noxious weeds or plants, or may be directed by the Commissioner of Crown Lands;
- (4) That the licensee shall not burn any tussock on the land comprised in this license, or permit any tussock thereon to be burned save with the prior consent in writing of the Land Board of the Southland Land District; and
- (5) 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 presents are intended to take effect as a pasturage license only under the Land Act, 1924, and the provisions of that Act applicable to such license 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 Southland Land District, hath hereunto set his hand, this 11th day of June 1925.

WE, JOHN MACKENZIE, ALEXANDER MACKENZIE, HUGH MACKENZIE, the Younger, PETER MACKENZIE, and MARGARET ANN MACKENZIE, the above-named licensee, hereby accept this license on the terms and conditions specified therein.

Peter Mackenzie
Margaret Ann Mackenzie

"RELEASED UNDER THE OFFICIAL INFORMATION ACT"

Transfer to 92497 John
Hacking and the others
to John Phillip Hunt of
Hawera Farmer Entered 23/8/49
at 2.10.00. *Morton*

167/18

Transfer to 78470 John Phillip Hunt to
Wright Stephens & Co. Finance and
Investment Company Limited. Entered 26/10/49
at 2.31.00. *Morton*

Z 1906 Variation of within Pastoral
License Entered 11/1/52 at 9.22.00.

Z 2799 Variation of within
Pastoral License. Entered
29.10.1956 at 2.07.00. *Morton*

Transfer 111219 John Phillip Hunt
& others to the Station
Limited, having its registered
office at Otago, entered
29.10.1956 at 2.58.00. *Morton*

(Note shown as Rev 502 to which
was added 5000 acres for sum 509.0
in 2.15.1952)

Cancelled see now 167206 1647
21.11.59. *Davis*
11/6

Cancelled

PASTURAGE LICENSE

JOHN ELLIOTT, ALEXANDER JACKSON,
ROSE ELLIOTT, SHE JONES &
JAMES JACKSON AND SANDRINE ANN
ELLIOTT

INVERARLOTH

COMMISSIONER OF CROWN LANDS

THE
Date _____ 19__

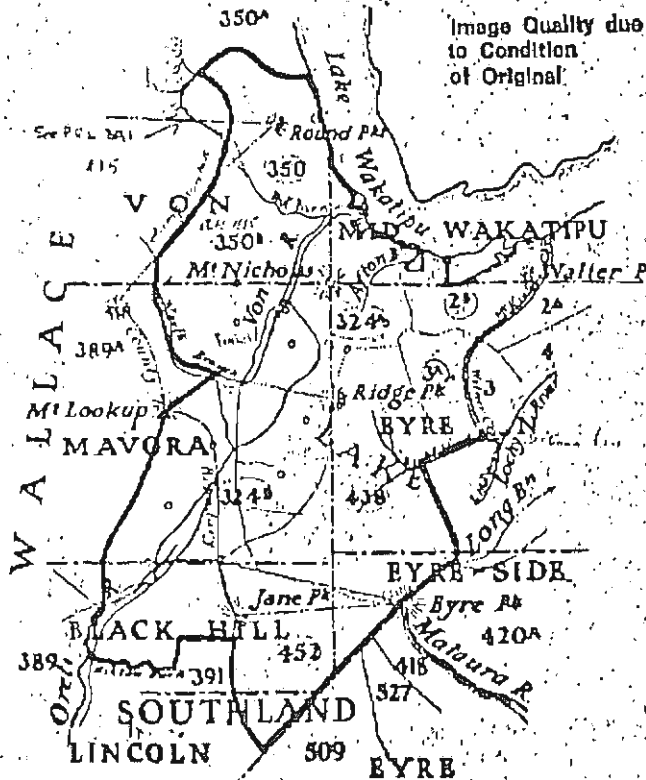
THIS REPRODUCTION (ON A REDUCED SCALE)
CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL REGISTER FOR THE PURPOSES OF
SECTION 215A LAND TRANSFER ACT 1952
10 Days D.L.R.

11

New licenses issued see Volume 167 Folios 18 and 19

PLAN OF RUN No. 28, 3A, 324A, 324B, 350, 350B, 438, 432

METRIC AREA IS 67,598.2849 ha
167,039 acres



Scale: 4 Miles = 1 Inch

REGISTER

NEW ZEALAND.



Printed and Published by the Government Printer, Wellington, New Zealand.

No. 420

Vol. 167 Fol. 47

License to occupy Crown Lands for Pastoral Purposes.

(Pursuant to SECTION 9 of the LAND ACT Amendment Act 1922.)

Whereas JOHN MACKENZIE JUNIOR, JOHN MACKENZIE THE YOUNGER, JOHN MACKENZIE, ALEXANDER MACKENZIE, JOHN MACKENZIE, and JOHN MACKENZIE are all of Walter Pass Station, Masterton, have applied under the provisions of the Land Act, 1924, a License to occupy for Pastoral Purposes all that area of Crown lands containing by estimation one hundred and sixty-seven thousand and thirty-nine (167,039) acres, more or less, and being Run number 28, 3A, 324A, 324B, 350, 350B, 438, 432

situate in the County of Southland, in the Land District of Southland, New Zealand, as the same is delineated on the plan in the District Lands and Survey Office, Wellington, as shown in the margin hereof, and have paid the sum of three hundred and fifty-two pounds ten shillings (£352 10 0), being the first half-year's rent in advance for each Run: The said JOHN MACKENZIE JUNIOR, JOHN MACKENZIE THE YOUNGER, JOHN MACKENZIE, ALEXANDER MACKENZIE, JOHN MACKENZIE, and JOHN MACKENZIE are hereby licensed to occupy the said land for pastoral purposes for the term of twenty-five years, to be computed from the first day of March 1923, subject to all the provisions and conditions of the Land Act, 1924, so far as applicable hereto, and subject also to the payment of an annual rent of seven hundred and fifty pounds (£750) in equal parts, half-yearly in advance, on the first day of March and the first day of September in each and every year, payment for the first half-year's rent having already been made, and the next of such half-yearly payments to be made on the first day of September, 1923.

- 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 negotiable security for the purpose of defrauding or evading the provisions of, or shall in any way whatsoever directly or indirectly contrive or be privy to a fraud upon, the Land Act, 1924, 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 260 of the Land Act, 1924;
 - (3) That the licensee shall prevent the growth or spread of gorse, broom, and sweetbrier on the land comprised in this license, and shall with all reasonable speed remove or cause to be removed all gorse, sweetbrier, broom, or other noxious weeds or plants, as may be directed by the Commissioner of Crown Lands;
 - (4) That the licensee shall not burn any tussock on the land comprised in this license, or permit any tussock thereon to be burned save with the prior consent in writing of the Land Board of the Southland Land District; and
 - (5) 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.

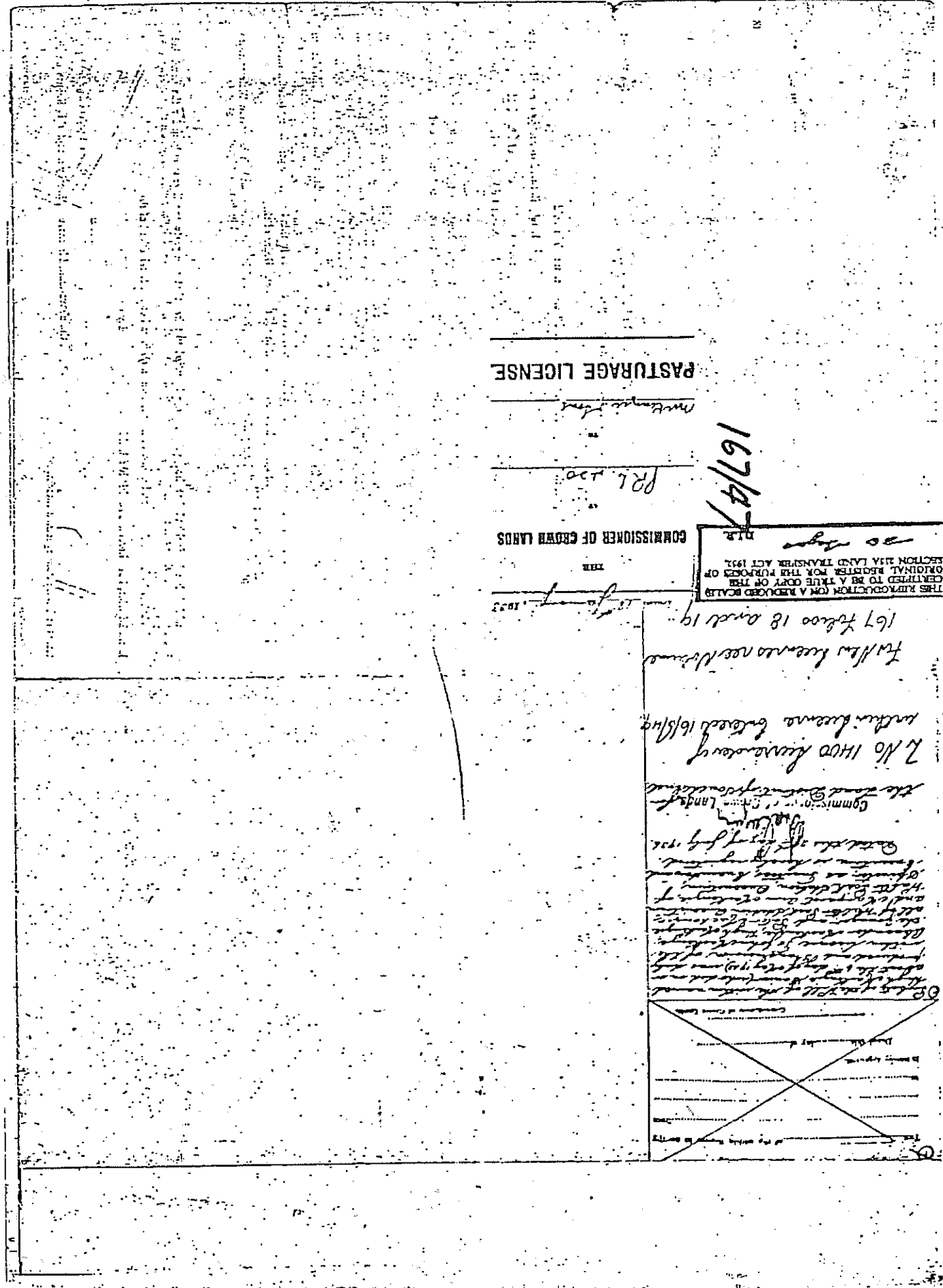
And it is hereby declared that these presents are intended to take effect as a pastorage license only under the Land Act, 1924, and the provisions of that Act applicable to such licenses shall apply hereto as fully and effectually as if the same had been set out therein at length.

In witness whereof the Commissioner of Crown Lands, on behalf of the Land Board of the Southland Land District, hath hereunto set his hand, this 14th day of January, 1923.
Hugh Mackenzie, Hugh Mackenzie & Co., Commissioners of Crown Lands.

JOHN MACKENZIE JUNIOR, JOHN MACKENZIE THE YOUNGER, JOHN MACKENZIE, ALEXANDER MACKENZIE, JOHN MACKENZIE, and JOHN MACKENZIE, the above-named licensees, hereby accept this license on the terms and conditions specified therein.
John Mackenzie, Alexander Mackenzie, John Mackenzie, John Mackenzie, and John Mackenzie.

RELEASED UNDER THE OFFICIAL INFORMATION ACT

5



PASTURAGE LICENSE

M. K. Jones

P.L. 120

COMMISSIONER OF CROWN LANDS

167/14

THIS REPRODUCTION FROM A REDUCED SCALE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 124A LAND TRANSFER ACT 1952

167/1400 18 and 19

Full New Zealand

2 No 1400

Commissioner of Crown Lands

167/1400

167/1400

167/1400

167/1400

167/1400

167/1400

167/1400

167/1400

167/1400

167/1400

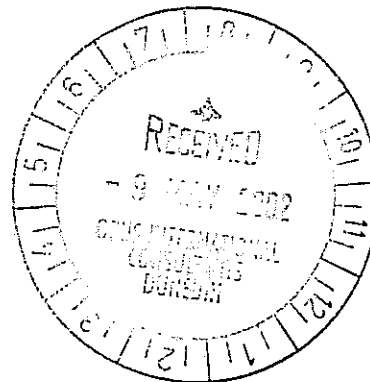


Department of Conservation
Te Papa Atawhai

Our ref: PS 46

8 May 2002

Property Manager
Opus International
Private Bag 1913
DUNEDIN



Attention John Kirk

Dear Sir

TENURE REVIEW: MT NICHOLAS

I refer to your letter of 6 May 2002.

The attached plan shows public conservation land within and adjoining the boundaries of the lease. The land hatched green is a conservation area subject to the Conservation Act (E42051).

There are also a number of marginal strips recorded as cons unit numbers E41070, E42054 and E42052

As the department has not always received advice from LINZ when marginal strips are created the department is not able with certainty to say whether there are any other marginal strips affecting this property.

Yours faithfully

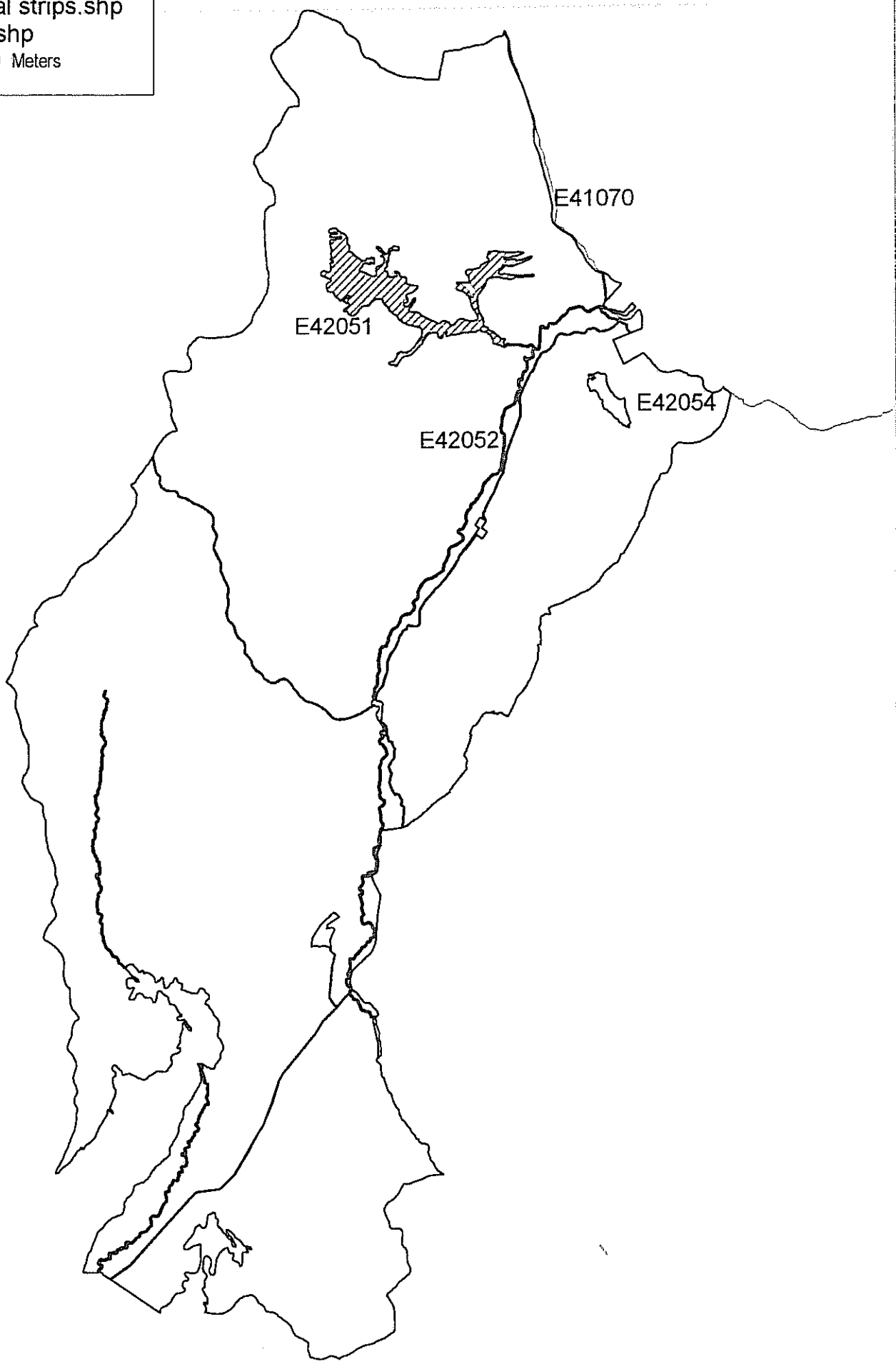
A handwritten signature in black ink, appearing to read "Ken Stewart".

Ken Stewart
Community Relations Supervisor
For Conservator

Mt Nicholas Station

RELEASED UNDER THE OFFICIAL INFORMATION ACT

■ Marginal strips.shp
▨ Estate.shp
1000 0 10002000 Meters



RELEASED UNDER THE OFFICIAL INFORMATION ACT

L. & S.—B. 4 Vol. 167 fol. 9
Former Ref. Vol. 240 fol. 87
L. & S. Ref. No. P.72.

REGISTER
NEW ZEALAND

Entered in the Register-book,
13th day of June

No. B3 1 614
CANCELLED

1966 at 10.48 o'clock.



Not Registered under Land Transfer Act.—Registered under Section 83, Land Act, 1948
Pastoral Lease under the Land Act 1948

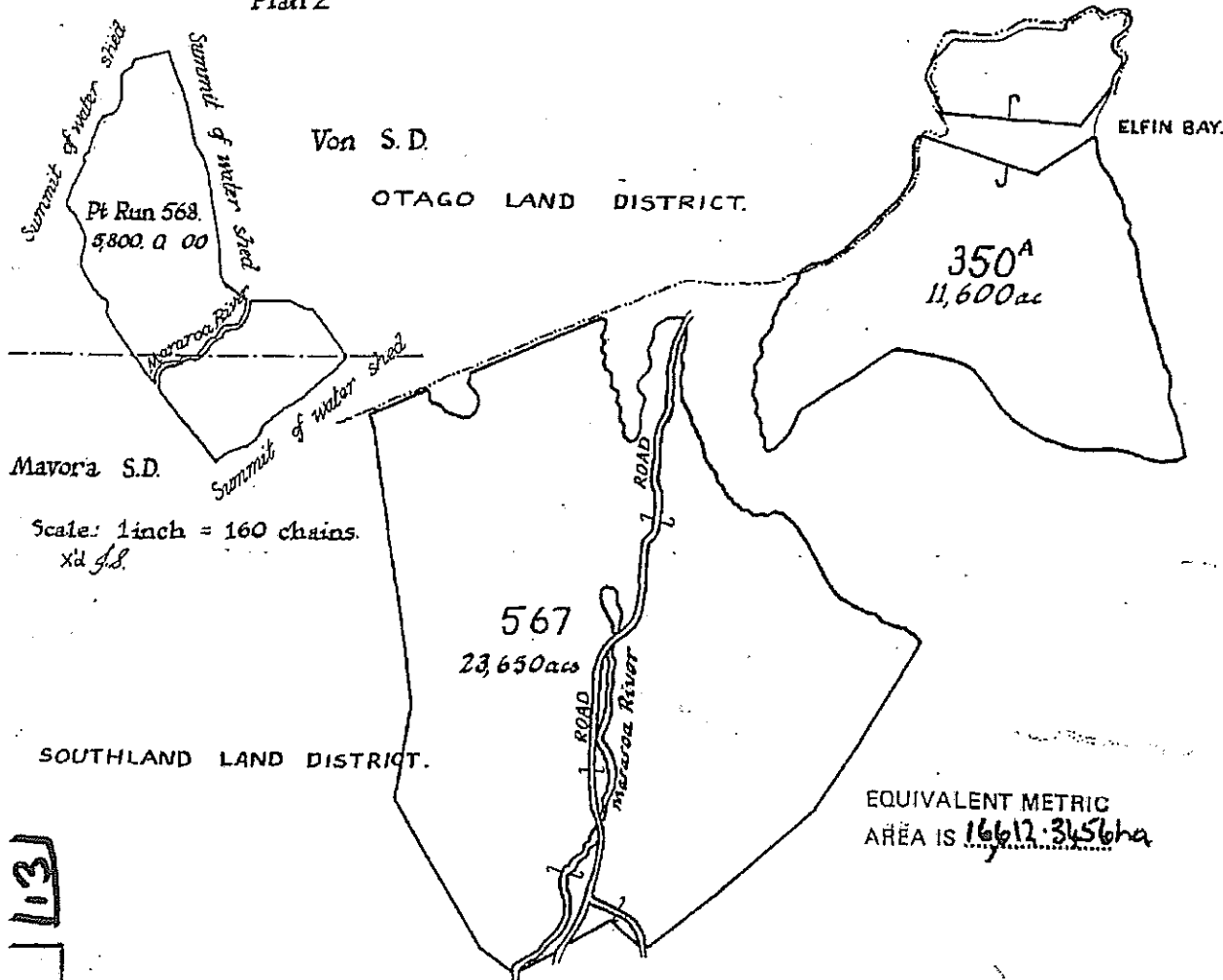
H. Davis
Assistant Land Registrar
REGISTER

This Deed, made the 1st day of March 1966 between HER MAJESTY THE QUEEN (hereinafter referred to as "the Lessor") of the one part, and ROBERT JAMES METHERELL of Elfin Bay, Sheepfarmer

(hereinafter referred to as "the Lessee"), of the other part: WITNESSETH that, in consideration of the rent hereinafter reserved, and of the covenants, conditions, and agreements herein contained and implied, and on the part of the Lessee to be paid, observed, and performed, the Lessor doth hereby demise and lease unto the lessee, all that parcel of land containing by estimation 35,250 acres more or less, situated in the Land District of Southland, and being Run 567, Von Survey District and Run 350A, Von and Upper Wakatipu Survey Districts

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

Plan 2



EQUIVALENT METRIC AREA IS 16612.3456ha

Total Area: 35250 ~ 0 ~ 00
C.A.234407 5,800 ~ 0 ~ 00
41,050 ~ 0 ~ 00

Scale: 1 inch = 2 miles.
X d. M.S. 50.6811

No. B3 1 614 113

easements, and appurtenances thereto belonging. TO HOLD the said premises intended to be hereby demised unto the Lessee for the term of 33 years, commencing on the 1st day of July 19 66, together with the period between the date of this lease and the aforesaid 1st day of July 19 66, YIELDING and paying therefor unto the Department of Lands and Survey at Invercargill the annual rent of £ 84.0.0 payable without demand by equal half-yearly payments in advance on the 1st day of January and the 1st day of July in each and every year during the said term. AND also paying in respect of the improvements specified in the Schedule hereto the sum of £ by a deposit of £ (which has already been paid) and thereafter by half yearly instalments of £ on the 1st day of January and the 1st day of July in each and every year.

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

1. THAT without derogating from or restricting the covenants contained and implied in this lease and on the part of the Lessee to be performed or complied with the Lessee will not at any time during the said term pasture on the land hereby demised more than 2,150 sheep which number shall not include more than 900 breeding ewes nor more than ~~cattle~~ ~~which number shall not include more than~~ 200 breeding cows PROVIDED HOWEVER that the Lessee may with the prior written consent of the Land Settlement Board carry such additional stock on such terms and conditions as may therein be specified subject nevertheless to the right of the Land Settlement Board to revoke or vary such consent at any time.

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

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

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

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

SCHEDULE OF IMPROVEMENTS BELONGING TO THE CROWN

N i l

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

Signed by the said Commissioner on behalf of the Lessor, in the presence of—
Witness: *A. Bishop*
Occupation: *Clerk, Lands & Survey Dept.*
Address: *Invercargill*

M. A. Baird
Commissioner of Crown Lands.

Signed by the above-named Lessee, in the presence of—
Witness: *A. L. Torrance*
Occupation: *Postmaster*
Address: *Glenorchy*

R. G. Methven
Lessee.