

Crown Pastoral Land Tenure Review

Lease name : Mt NICHOLAS STATION

Lease number : PS 046

Due Diligence Report (including Status Report) - Part 5

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 OF LAND

Land Registry: SOUTHLAND
Estate: Pastoral Lease

Area: 90 ha

Lot & D.P. No. ^A
(other legal description): ~~Part Run 556 Man Survey District~~ Part Run 630, Blocks X & XV Mid Wakatipu SD, shown as area A on SO 11820 attached.

Certificate(s) of Title: Part Volume 206 folio 47

IN WITNESS WHEREOF this memorandum has been executed
this *Tuesday Seventh* day of *October* 19 *88*

Signed by:

ERIC DOUGLAS McKNIGHT

E. D. McKnight

WILLIAM RUSSELL ANDREWS

W. R. Andrews

ROBERT WILLIAM BUTSON

R. W. Butson

LINDA KATHLEEN BUTSON

Linda Kathleen Butson

as covenantors
in the presence of:

Witness: *J. E. Williams*

Occupation: *Commissioner Officer*

Address: *32 Murchison Drive Invercargill*

THE COMMON SEAL of the QUEEN
ELIZABETH THE SECOND NATIONAL
TRUST was hereto affixed in the
presence of:

John Russell Chairman

Le. Robt Bailey Director

A. L. ... Executive Officer

INT

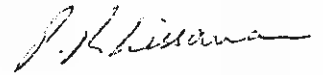
of
e

Correct for the
purposes of the Land
Transfer Act.

0, Blocks X
11820

R. ANDREWS,

..... BUTSON

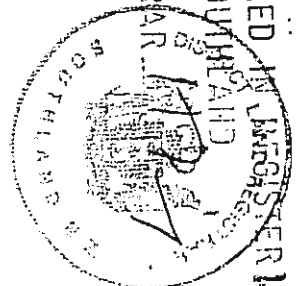


Executive Officer
for the Trust
being a person authorised
by the Trust to certify on
its behalf.

dated
19 9 9

ELIZABETH THE
DONAL TRUST

PARTICULARS ENTERED IN REGISTER
LAND REGISTRY SOUTHLAND
20 6 / 44
ASST. LAND REGISTRAR



9.03 03.AUG92 200463.1

MWP_0015867



		<p>Approval COUNCIL OF DISTRICT</p> <p><i>[Signature]</i> R.M. BROWN <i>[Signature]</i> J.C. BROWN <i>[Signature]</i> E.D. FRANKS <i>[Signature]</i> J.R. ANDREW</p> <hr/> <p><i>[Signature]</i> R. Taylor Licensed practitioner for & behalf of M.H. & Co.</p>
<p>CLASS C SURVEY</p>		<p>Total Area <u>Covenant A - 10 ha</u></p> <p>Completed in <u>RB 206/47</u></p> <p>1. David Nelson Hansen Registered Surveyor and holder of an exempt practicing certificate as who was and is a registered surveyor pursuant to section 25 of the Survey Act 1980 hereby certifies that this plan was made under the survey mentioned in an order of direction, that such plan and survey are correct and that they comply in accordance with the Survey Regulations 1973 in any particular with the following notes:</p> <p>Bound of <u>20m from lake edge</u> etc. <i>[Signature]</i> of <u>March 1992</u> <i>[Signature]</i></p> <p>RB 206/47 <i>[Signature]</i> 1992</p> <p>Deposited this <u>15</u> day of <u>March</u> 1992</p> <p align="right">District Land Registrar</p>
LAND DISTRICT <u>Southland</u> Survey Blk. & Dist. <u>X & XV, Mid Wakatipu</u> NZMS 261 Sheet <u>E42</u> , Revised Map No. <u>786</u>	Queen Elizabeth II National Trust Open Space Covenant over Part Run 630	TERRITORIAL AUTHORITY <u>Queenstown Lakes Dist.</u> Surveyed by <u>Dept. Survey & Land Information</u> Scale 1:10000 Date <u>March 1992</u>
		SO 11820

U.S. GOVERNMENT PRINTING OFFICE: 1967 O 345-100

GDE_S15 - Request Manual Copy		X	
Document Type	Instrument	Request Id	45389
Reference Number	199449.1	User Id	jkirkdu
Land District	Southland	Request Date	08/03/2002 15:01:05
Method of Delivery	Fax	Client Reference	6NLITR.02/526YD
Requested By	JOHN KIRK	Status	Pending
<input type="checkbox"/> Certified Copy			
Comments	MT NICHOLAS - LEASE RENEWAL		
Delivery Details			
Firm	Opus International Consultants Ltd (Dunedin)		
Primary Contact	Mr Robin Whelan		
Street	Private Bag 1913		
Town	Dunedin		
Country	New Zealand		
Postcode			
Fax Number	03 474 8995		
Fees...	OK	Cancel	

MEMORANDUM OF RENEWAL AND VARIATION

IN THE MATTER of the Land Transfer Act 1952
and the Land Act 1948.

AND

IN THE MATTER of Pastoral Lease No. Ps46
registered in Volume 206 Folio 47 Southland
Registry from HER MAJESTY THE QUEEN to
ROBERT WILLIAM BUTSON of Mt Nicholas,
farmer and LINDA KATHLEEN BUTSON of Mt
Nicholas, married woman as to a one half share,
ERIC DOUGLAS MCKNIGHT of Athol, farmer
and WILLIAM RUSSELL ANDREWS of Five
Rivers, farmer as to a one half share over all that
land in the Southland Land District containing
36219.365 hectares more or less being part Run
630 Eyre North, Blackhill, Mavora, Von and Mid
Wakatipu Districts. Section 1 Block XV Mavora
Survey District. Section 1 Block VII Von Survey
District, Sections 1 and 2 Block VIII Von S.D. and
Sections 4,5,6,7 Block XV Mid Wakatipu S.D.

- (1) Pursuant to Section 170 of the Land Act 1948 the term of the abovementioned lease registered in Volume 206 folio 47 Southland Land Registry is hereby renewed for a term of 33 years commencing on first day of July 1992. The covenant to pay rent contained in the lease is hereby varied by deleting the said covenant and substituting the following:

"Yielding and paying therefore for the first eleven years of the said term unto the Land Corporation Limited at Alexandra the Annual Rental of \$27,000.00 plus GS Tax calculated on a Rental Value of \$1,800,000.00 payable without demand by equal half-yearly payments in advance on the first day of January and the first day of July in each and every year during the said period of eleven years and for the next two successive periods of eleven years of the said term a rent determined in respect of each of those periods in the manner provided in Section 132A of the Land Act 1948."

Handwritten notes in the bottom left corner, including "L.A.C." and "M.A.C.".

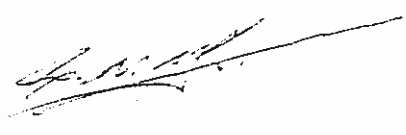
- (2) Consequent upon this renewal Marginal Strips have been reserved pursuant to Part IVA of the Conservation Act 1987 as more particularly delineated on Survey Office Plan No. 11859.

Save as hereby expressly varied all the covenants conditions and restrictions contained or implied in the said Memorandum of Lease shall remain in full force.

IN WITNESS WHEREOF the parties hereunto subscribed their names this

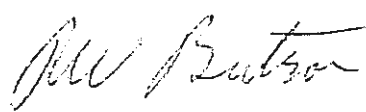
25th day of June 19⁹²

SIGNED for and on behalf of)
 HER MAJESTY THE QUEEN pursuant)
 to a Deed lodged with the)
 District Land Registrar as)
 No. 171747.1 by)
 LANDCORPORATION LIMITED,)
 by its Attorney)
 Anthony Neil McGowan)
 in the presence of:)



Witness: *[Handwritten Signature]*)
 Occupation: *Property Officer*)
 Address: *Landcorp - Wellington*)

SIGNED by the abovenamed Lessee)
 ROBERT WILLIAM BUTSON)
 in the presence of:)



Witness: *[Handwritten Signature]*)
 Occupation: *Robertson*)
 Address: *Invincible*)

SIGNED by the abovenamed Lessee
LINDA KATHLEEN BUTSON
in the presence of:

)
) *Linda Butson*
)
)
)
)

Witness: *L. Williams*

Occupation: *Robertson*

Address: *Invermay*

SIGNED by the abovenamed Lessee
ERIC DOUGLAS MCKNIGHT
in the presence of:

Witness: *L. Williams*

Occupation: *Robertson*

Address: *Invermay*

)
)
)
) *E.D. McKnight*
)
)
)

SIGNED by the abovenamed Lessee
WILLIAM RUSSELL ANDREWS
in the presence of:

)
) *W.R. Andrews*
)
)
)
)

Witness: *L. Williams*

Occupation: *Robertson*

Address: *Invermay*

CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

ANTHONY NEIL MCGOWAN

of INVERCARGILL

HEREBY CERTIFY-

1. THAT by Deed dated the 12th day of June 1987 copies of which are deposited in the Land Registry Offices at:-

AUCKLAND (North Auckland Registry) and there numbered B678573
BLENHEIM (Marlborough Registry) and there numbered 136439
CHRISTCHURCH (Canterbury Registry) and there numbered 686366/2
DUNEDIN (Otago Registry) and there numbered 681189/1
GISBORNE (Poverty Bay Registry) and there numbered 167089.2
HAMILTON (South Auckland Registry) and there numbered H734777
HOKITIKA (Westland Registry) and there numbered 076748
INVERCARGILL (Southland Registry) and there numbered 141782.1
NAPIER (Hawkes Bay Registry) and there numbered 478751.2
NELSON (Nelson Registry) and there numbered 26992.1
NEW PLYMOUTH (Taranaki Registry) and there numbered 341775
WELLINGTON (Wellington Registry) and there numbered 860782.2

LAND CORPORATION LIMITED at Wellington carrying on the business of land management appointed me its Attorney on the terms and subject to the conditions set out in the said Deed.

2. THAT at the date hereof I was Property Officer of the said Corporation.

3. THAT at the dates hereof I have not received any notice or information of the revocation of that appointment by the winding up or dissolution of the said LAND CORPORATION LIMITED or otherwise

SIGNED at Invercargill
this 25 day of June
1992

[Handwritten signature]
[Handwritten signature]

MEMORANDUM OF RENEWAL OF LEASE

Particulars entered in the Register as shown herein on the date and at the time stamped below

District/Assistant Land Registrar
of the District of Southland

HER MAJESTY THE QUEEN
Lessor

ROBERT WILLIAM BUTSON
LINDA KATHLEEN BUTSON
ERIC DOUGLAS MCKNIGHT
WILLIMA RUSSELL ANDREWS
Lessees

LANDCORP MANAGEMENT SERVICES LIMITED
INVERCARGILL

MWP_0015869



11.40 01 JUL 92 199449 --
PARTICULARS ENTERED IN REGISTER
LAND REGISTRY SOUTHLAND
26/7
ASST. LAND REGISTRAR
[Signature]

CDE_S15 - Request Manual Copy		X	
Document Type	Instrument	Request Id	45380
Reference Number	235722.1	User Id	jkirkdu
Land District	Southland	Request Date	08/03/2002 14:51:54
Method of Delivery	Fax	Client Reference	6NLITR.02/526YD
Requested By	JOHN KIRK	Status	Pending
<input type="checkbox"/> Certified Copy			
Comments	MT NICHOLAS - EXPLORATION LICENCE		
Delivery Details			
Firm	Opus International Consultants Ltd (Dunedin)		
Primary Contact	Mr Robin Whelan		
Street	Private Bag 1913		
Town	Dunedin		
Country	New Zealand		
Postcode			
Fax Number	03 474 8995		
Fees...	OK	Cancel	

ENERGY & RESOURCES
DIVISION

Ministry of Commerce Building
33 Bowen Street
P.O. Box 1473, Wellington,
New Zealand
Telephone (04) 472 0030
Fax (04) 499 0968

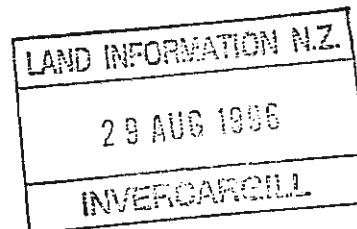
COMMERCE
MINISTRY OF COMMERCE
Te Manatū Tauhokohoko

Our Ref: 40 287

REGISTERED

28 August 1996

District Land Registrar
Private Bag
INVERCARGILL



EXPLORATION PERMIT 40 287
BY SOUTHERN LAKES HOLDINGS LIMITED

I enclose 3 copies of the partial surrender documents for the above permit.

Would you please record the permit, number each copy, retain one copy and return the remaining copies to this office in accordance with Section 89 of the Crown Minerals Act 1991. This section requires that this be done without a fee.

Yours faithfully

Erin Ahern
for Unit Manager - Permitting

Crown Minerals (Forms — Other Than for Petroleum)
Regulations 1992
Form 3

No:

Date and Time Received

16.9.96

Susan

**NOTICE OF SURRENDER OR PARTIAL
SURRENDER OF PERMIT
(OTHER THAN FOR PETROLEUM)**

Section 40, Crown Minerals Act 1991

Secretary of Commerce
PO Box 1473
WELLINGTON

Note: Original plus 1 copy required:

Permit number: 40287

Name of permit holder: Southern Lakes Holdings Ltd ^{Permit Holder}

Address for service: Box 434 Greenstar

Telephone: 07 4426021 Fax: 4426102

Permit holder's telephone: 025 347 910 4427555 Fax: —

Registered office of permit holder (if any): McCulloch + Partners, Camp St. Greenstar

Area Being Surrendered

Is the entire permit being surrendered? YES or NO

If no, please supply a cadastral description of the land being surrendered: _____

If a partial surrender, plan of area being surrendered (Attach 2 copies): _____

I, the undersigned, being the holder of permit number _____ or the duly authorised agent of the permit holder, hereby give notice that I surrender the land described above to which this permit relates, and hereby certify that all of the above particulars are correct.

Signed at Greenstar this Twenty seventh day of March 19 96

J. J. Barrett
(Signature of permit holder)
Gov. Dir.

THE FEE PRESCRIBED IN THE CROWN MINERALS (FEES) REGULATIONS 1991 MUST ACCOMPANY THIS NOTICE OF SURRENDER

For notes on preparation of this notice, see overleaf.

Partial surrender accepted as at 23/5/96

Kathryn Anne Smith

Kathryn Anne Smith
Acting Secretary of Commerce

*Crown Minerals (Forms — Other Than for Petroleum)
Regulations 1992
Form 3 — continued*

**NOTICE OF SURRENDER OR PARTIAL SURRENDER OF PERMIT
(OTHER THAN FOR PETROLEUM) — continued**

Section 40, Crown Minerals Act 1991 — continued

FIRST SCHEDULE
SOUTHLAND LAND DISTRICT
QUEENSTOWN

**GUIDE TO COMPLETING NOTICE OF SURRENDER OR PARTIAL
SURRENDER OF PERMIT**

Specify the number of the permit to which the notice of surrender or partial surrender applies.

Supply the permit holder's full name, street address, and telephone and fax numbers. The address for service is the address to which all formal correspondence should be sent (this may be the permit holder's agent's address). Where the permit holder is a company the registered office of the company should be included.

Specify whether the whole, or only part, of the permit area is being surrendered.

Where only part of the land is being surrendered, please indicate the portion being surrendered by supplying 2 copies of a map or plan clearly indicating the portion being surrendered. You should supply 2 copies of a map grid in all cases, and, if necessary to further define the land being surrendered, also supply 2 copies of a cadastral plan or topographical map indicating the land being surrendered.

The original plus 1 copy of the notice of surrender and 2 copies of the plan are to be forwarded to the Secretary together with the prescribed application fee.

If the space on any part of the form is insufficient to include all details, place them on a separate sheet, state "see attached sheet" in the appropriate space, and attach the sheet to the application.

If this notice is being made by a person acting as agent for the permit holder a written authority to act as agent should be attached.

A3/362, 235 722
SOUTHLAND LAND REGISTRAR
SOUTHLAND, N.Z.
1991

(M) — continued
SURRENDER OF PERMITS
continued

FIRST SCHEDULE Partial Surrender - 40 287

SOUTHLAND LAND DISTRICT

QUEENSTOWN-LAKES DISTRICT

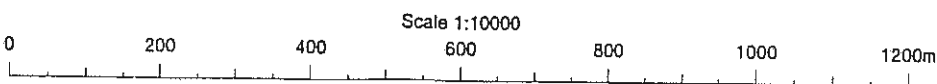
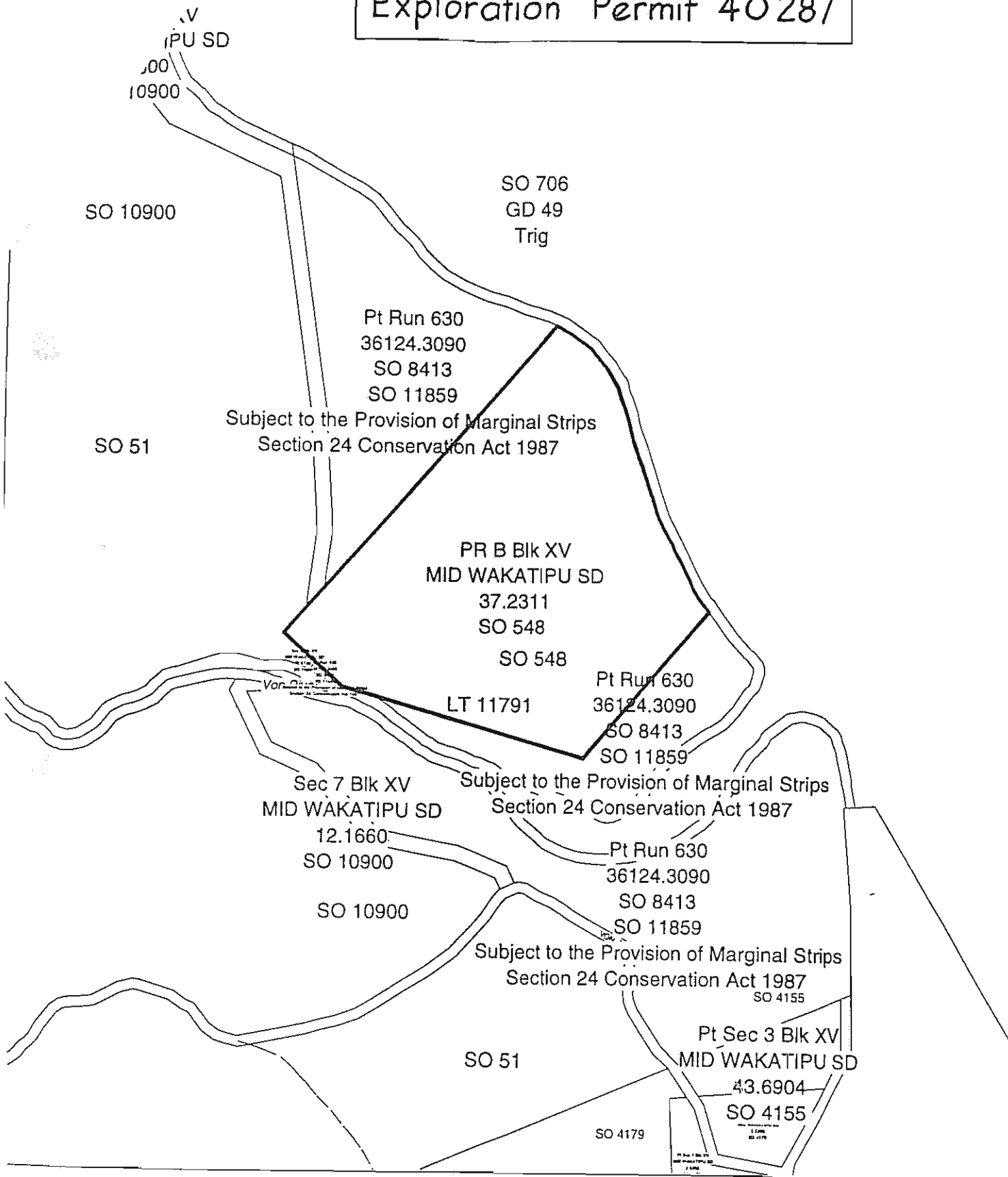
AREA: 37.2311 hectares

INSTRUMENT OF TITLE REFERENCES: A3/362

LEGAL DESCRIPTION OF AREA TO BE SURRENDERED:

All that area of land being Pre Emptive Right B, situated in Block XV Wakatipu Survey District, as shown on the plan attached hereto.

Partial Surrender of Exploration Permit 40287



LS
GROUP
JURCES

COMMERCE

MINISTRY OF COMMERCE
Te Manatū Tauhokohoko

Building

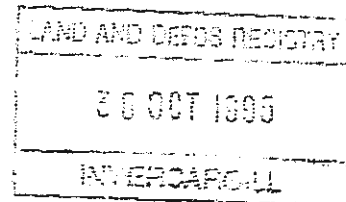
Wellington,

(4) 472 0030
9 0968

Our Ref: 40 287

REGISTERED

27 October 1995



District Land Registrar
Private Bag 90107
INVERCARGILL

EXPLORATION PERMIT 40 287
BY SOUTHERN LAKES HOLDINGS LIMITED

I enclose 4 copies of the above permit signed by the Minister of Energy.

Would you please record the permit, number each copy, retain one copy and return the remaining copies to this office in accordance with Section 81 of the Crown Minerals Act 1991.

Yours faithfully

A handwritten signature in cursive script, appearing to read "Erin Ahern".

Erin Ahern
for Unit Manager - Authorisations

SOUTHLAND ~~DUNEDIN~~
LAND REGISTRY OFFICE

EXPLORATION PERMIT 40 287
CROWN MINERALS ACT 1991

PERMIT HOLDER: Southern Lakes Holdings Limited
PO Box 434, QUEENSTOWN

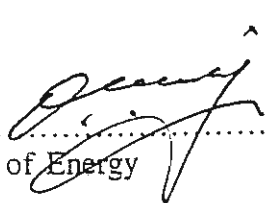
NOW THEREFORE: I, DOUGLAS LORIMER KIDD, Minister of Energy, do

HEREBY GRANT to the Permit Holder a exploration permit for the duration of three years commencing on the date hereof

WHICH HEREBY gives the exclusive rights to explore for gravel in the land described in the First Schedule and delineated on the plan attached hereto

UPON THE CONDITIONS specified in the Second Schedule hereto and subject to the Crown Minerals Act 1991 and any regulations made thereunder.

DATED at WELLINGTON this 1st day of October 1995


.....
Minister of Energy

FIRST SCHEDULE 40 287

AREA: 300 hectares

CT REFERENCES: RB 206/47
A3/362

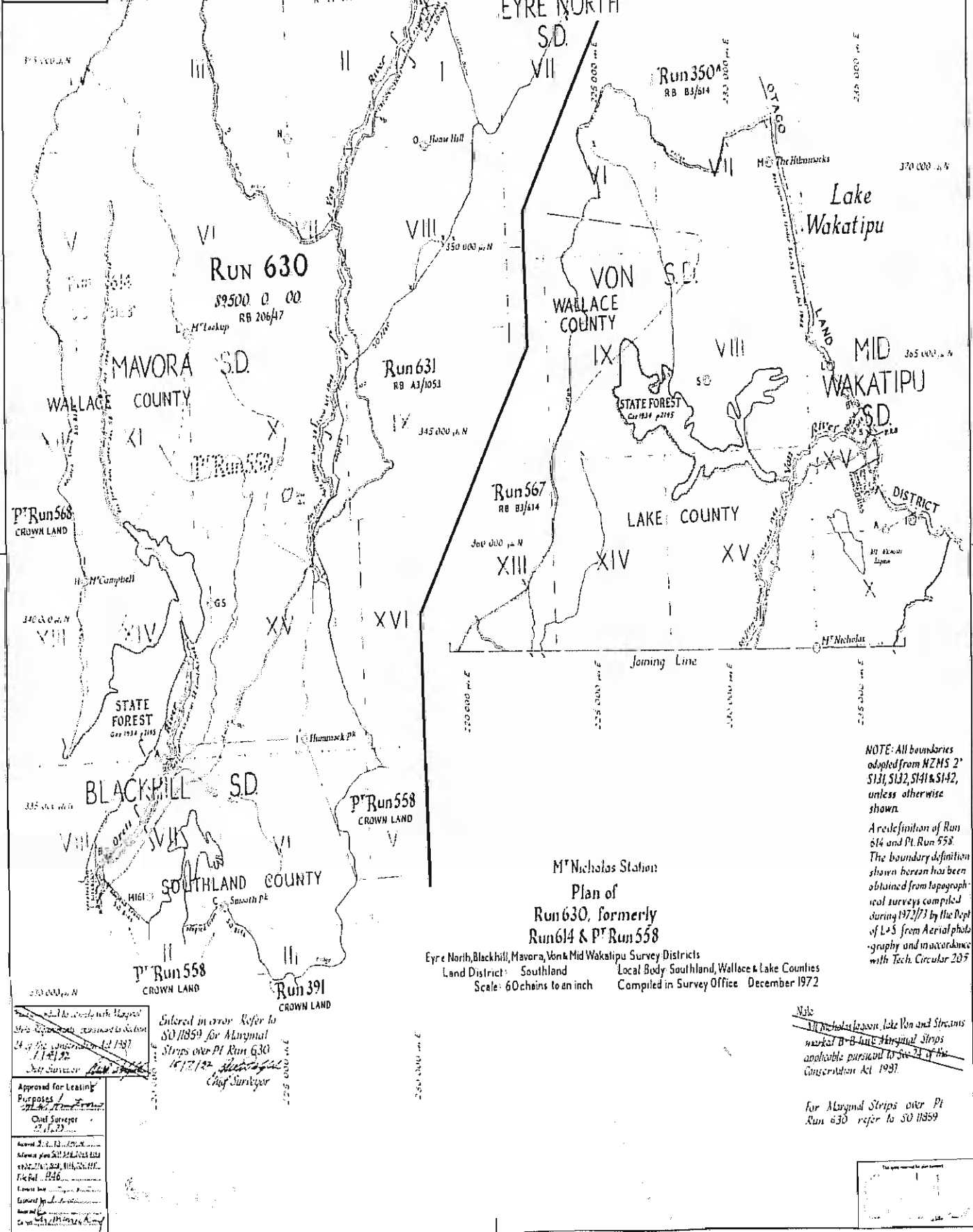
LEGAL DESCRIPTION OF PERMIT AREA:

As per the land description attached.

LAND TRANSFER ACT 1952

Land Transfer Office	
Received	Fee Refused
Returned to L.T. Office	
Land and Deeds Plan	
File No.	Fee
Date	Address No.

Deposited this	19
of	19
District Land Registrar	



**M^r Nicholas Station
 Plan of
 Run 630, formerly
 Run 614 & P^r Run 558**

Eyre North, Blackhill, Mavora, Von & Mid Wakatipu Survey Districts
 Land District: Southland Local Body: Southland, Wallace & Lake Counties
 Scale: 60 chains to an inch Compiled in Survey Office December 1972

NOTE: All boundaries adopted from NZMS 2° S131, S132, S141 & S142, unless otherwise shown.
A redefinition of Run 614 and P^r Run 558. The boundary definition shown herein has been obtained from topographical surveys compiled during 1972/73 by the Dept of L&S from Aerial photography and in accordance with Tech. Circular 205.

Note: M^r Nicholas Station, Lake Von and Streams marked B-B are Marginal Strips applicable pursuant to Sec 24 of the Conservation Act 1981.

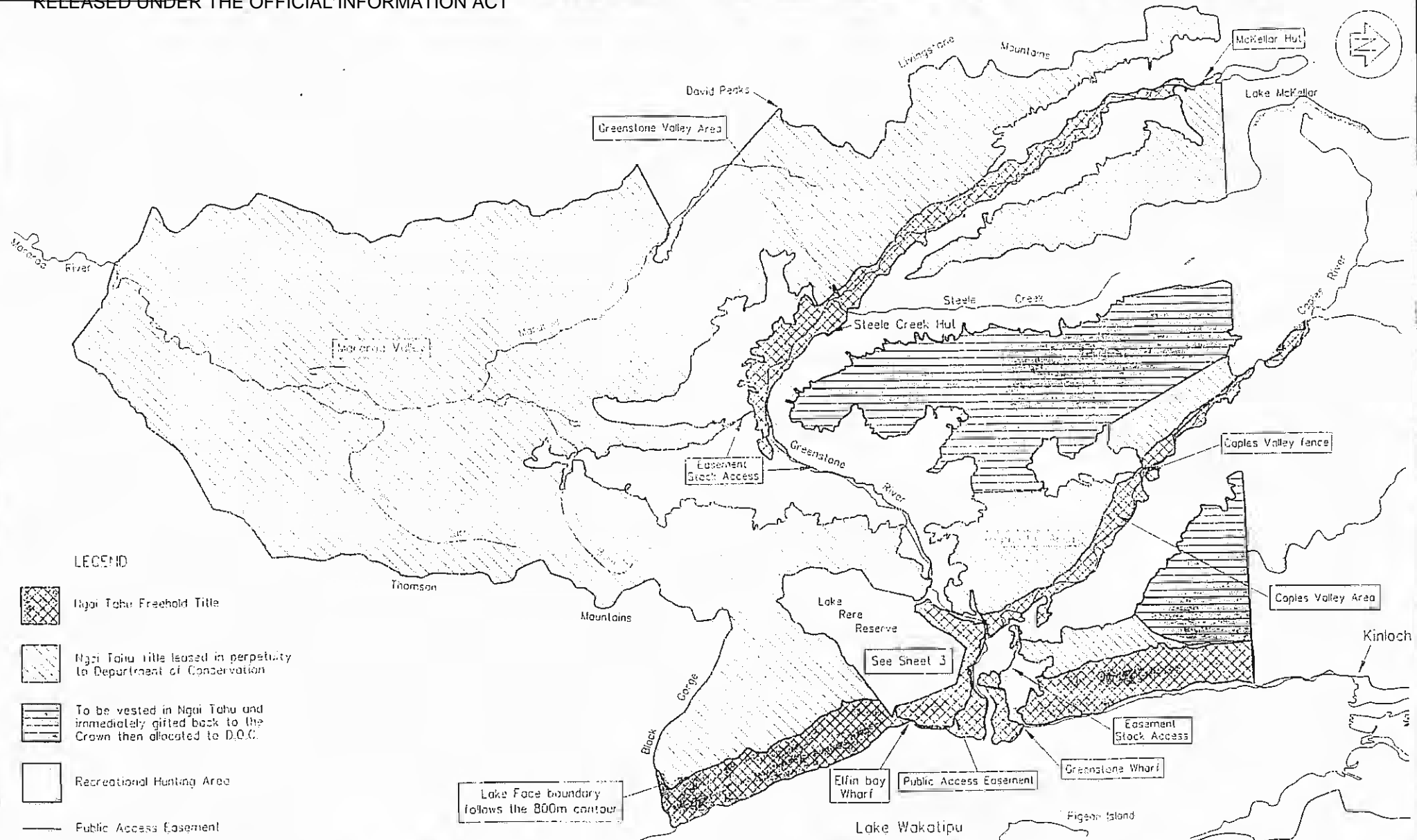
For Marginal Strips over P^r Run 630 refer to SO 11859

Entered in error. Refer to SO 11859 for Marginal Strips over P^r Run 630 18/12/82 District Surveyor






Approved for Leasing Purposes	Chief Surveyor
Approved for	Chief Surveyor
Approved for	Chief Surveyor

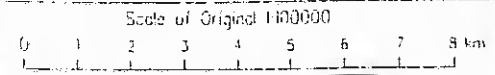


"RELEASED UNDER THE OFFICIAL INFORMATION ACT"



LEGEND

-  Ngai Tahu Freehold Title
-  Ngai Tahu title leased in perpetuity to Department of Conservation
-  To be vested in Ngai Tahu and immediately gifted back to the Crown then allocated to D.O.C.
-  Recreational Hunting Area
-  Public Access Easement



Southland & Otago Land Districts
Territorial Authority: Queenstown Lakes Dist.

Terralink NZ Ltd
Survey Services
Invercargill



Elfin Bay & Greenstone Stations

Areas referred to in the Deed of Settlement for the Ngai Tahu Claim

Approved as to boundaries:
T. J. Sewell 21/11/97
for Te Rōhanga o Ngai Tahu
B. Roche 21/11/97
on behalf of the Crown

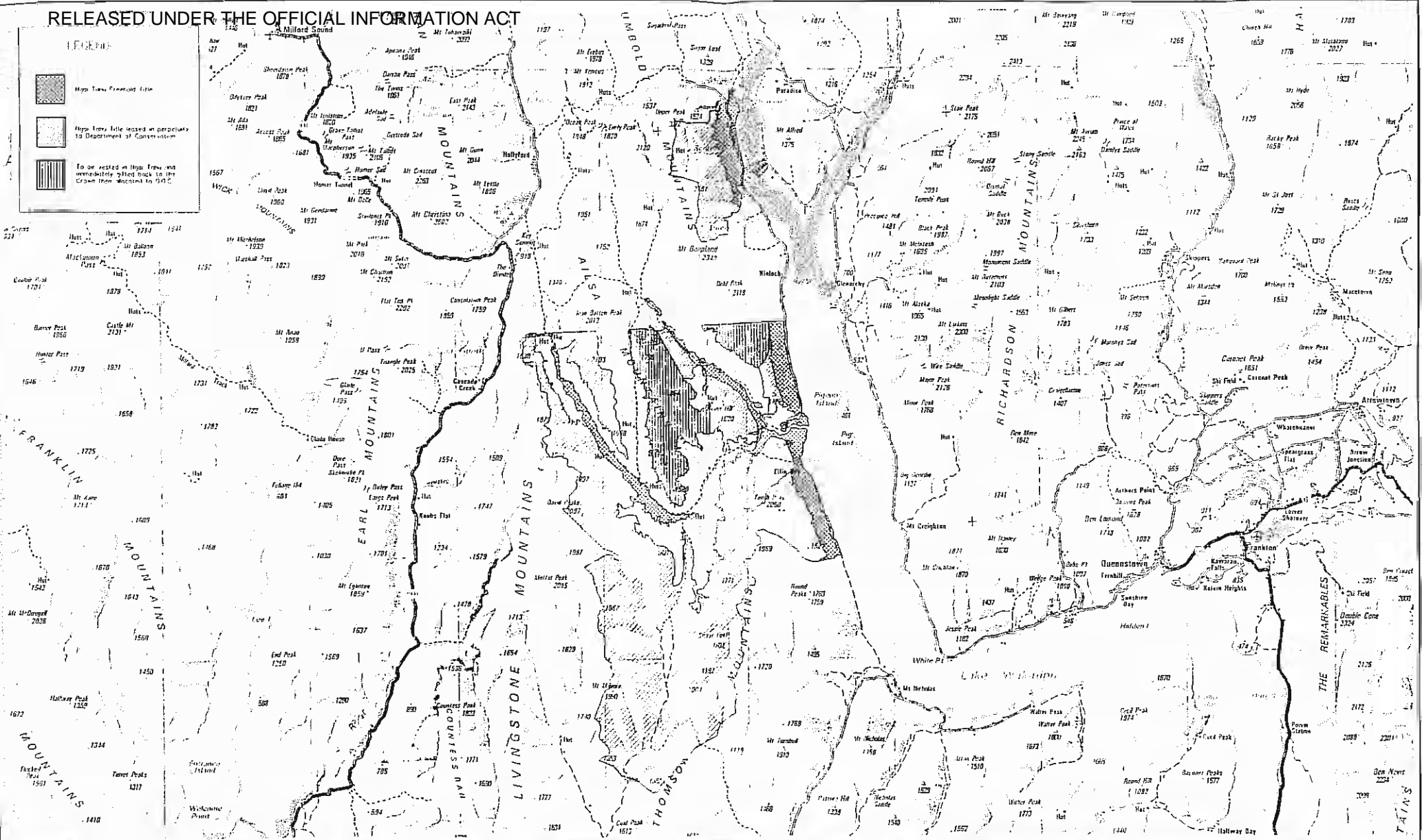
HC 514

“RELEASED UNDER THE OFFICIAL INFORMATION ACT”

RELEASED UNDER THE OFFICIAL INFORMATION ACT

LEGEND

- High Trees Forested Title
- High Trees Title issued in perpetuity to Department of Conservation
- To be vested in High Trees and immediately filled back to the Crown from 1982 to 1992



Scale of Original 1:250000

0 2 4 6 8 10 12 14 16 18 km

Southland Land District
Territorial Authority: Southland District

Terralink NZ Ltd
Survey Services
Invercargill

Elfin Bay, Routeburn &
Greenstone Stations

Areas referred to in the Deed of Settlement for the
Ngai Tahu Claim

Approved as to boundaries:

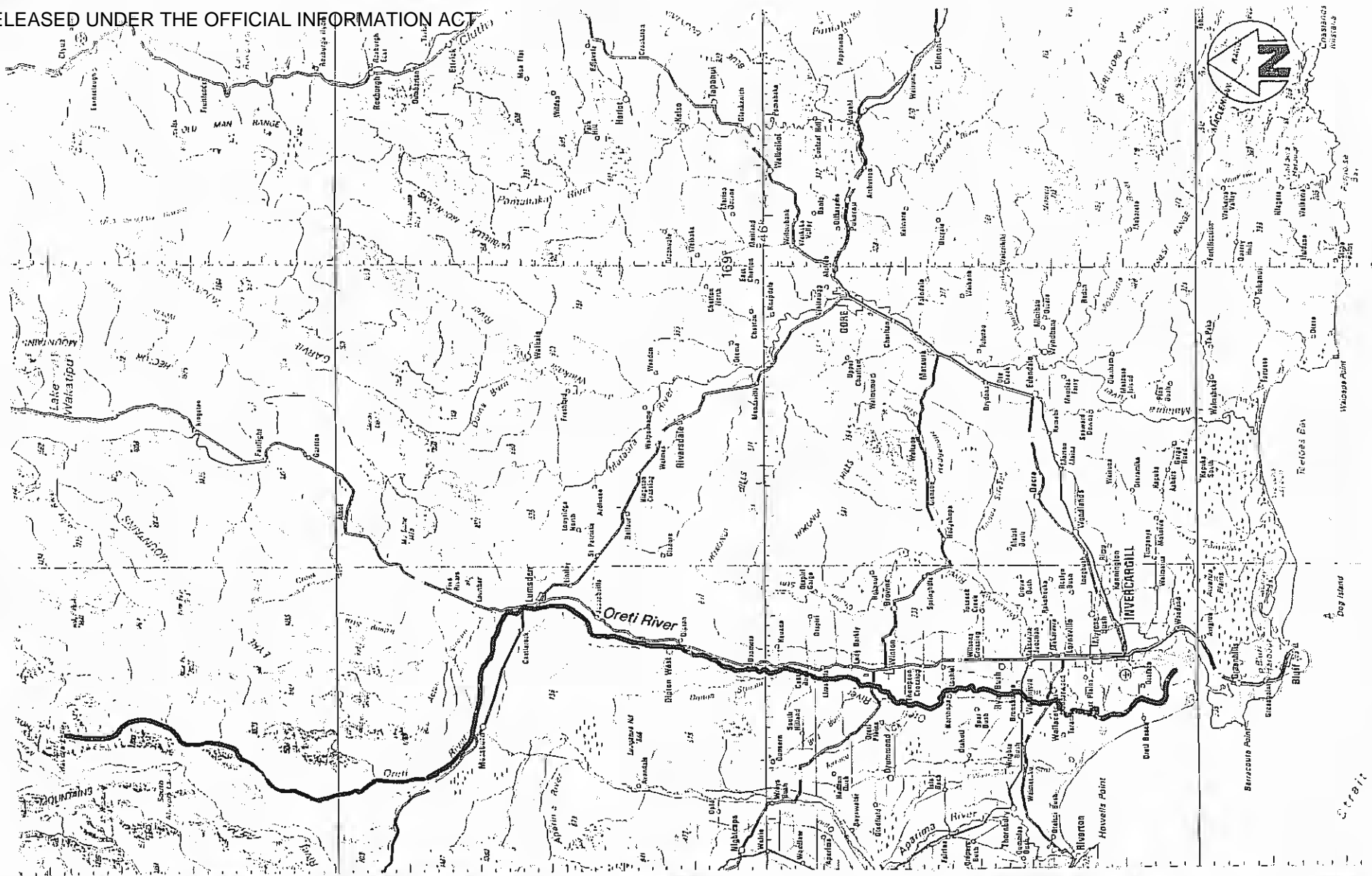
Tom Small 21/11/97
for Te Runanga o Ngai Tahu

B. Roche 21/11/97
on behalf of the Crown

HC 513

“RELEASED UNDER THE OFFICIAL INFORMATION ACT”

RELEASED UNDER THE OFFICIAL INFORMATION ACT



Scale of Original 1:500000 approx.
 0 5 10 15 20 25 km

Southland Land District
 Territorial Authority: Southland District
Terralink NZ Ltd
 Survey Services
 Christchurch

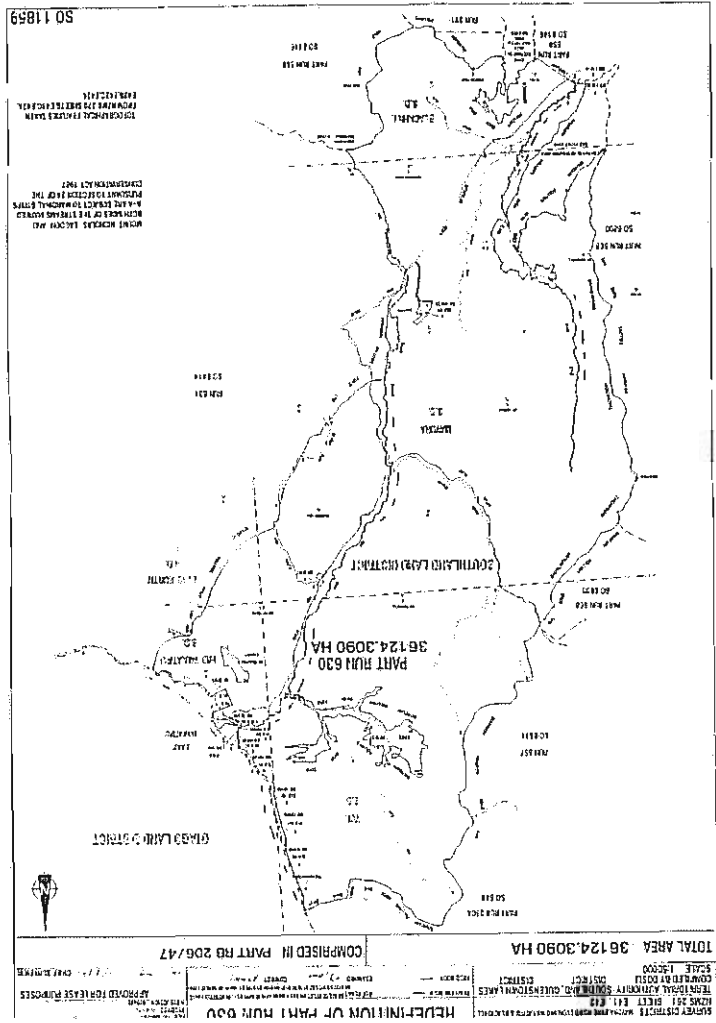


Ōreti River

Areas referred to in the Deed of Settlement for the
 Ngāi Tahu Claim

Approved as to boundaries:
[Signature] 21/11/72
 for the Rūnanga o Ngāi Tahu
[Signature] 21/11/72
 on behalf of the Crown

MD 123



MT. NICHOLAS

A1 Plan could not be scanned

Please refer file: CON/50269/09/12420/A-ZNO

LAND STATUS REPORT

**OPUS INTERNATIONAL CONSULTANTS LIMITED
DUNEDIN OFFICE**

Project Number 6NLITR.02/506YD



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 No Ref
Property	2	of	3 Conservation Area

Land District	Southland
Legal Description	State Forest situated in Blocks IX, VIII, XIV and XV Von Survey District.
Area	627.5 hectares approximately [subject to survey]
Status	Stewardship land pursuant to Section 62 of the Conservation Act 1987.
Instrument of title / lease	No current instrument or document registered in the Southland Registry
Encumbrances	The land is Relevant Land in terms of Part 9 [Section 48(1)] of the Ngai Tahu Claims Settlement Act 1998
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
Statute	Conservation Act 1987

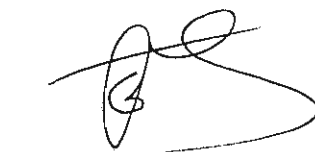
Data Correct as at	9/7/2002
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I John Stephen Kirk, Property Consultant, Opus International Consultants Limited certify that the above status is in order for approval.

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 No Ref
Property	2	of	3	

<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>	
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LAND STATUS REPORT for Mt Nicholas Station				LIPS Ref No Ref
Property	2	of	3	

Research Data: Some Items may be not applicable

SDI Print Obtained	Yes
NZMS 261 Ref	E14, E42
Local Authority	Queenstown Lakes District
Crown Acquisition Map	Kemp Purchase
SO Plan	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) (adjoining Land) SO 11167- E41 - Plan of allocations to the Department of Conservation pursuant to Section 62 of the Conservation Act 1987. [April 1987] SO 11168- E42 - Plan of allocations to the Department of Conservation pursuant to Section 62 of the Conservation Act 1987. [April 1987]
Relevant Gazette Notices and / or Computer interest register.	Gazette 1934 page 2195 (no registration) Provisional State Forest and Crown Land set apart as a Permanent State Forest [viewed copy not available] Gazette 1920 page 2846 (no registration) National endowment Provisional State Forest [viewed copy not available]
CT Ref / Lease Ref	No current instrument or document registered in the Southland Registry
Plan Index	Not reference found
Legalisation Cards	No cards found
Statutory Actions (Landonline)	No statutory actions recorded
CLR	Nothing found
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
VNZ Ref - if known	No reference found
Crown Grant Maps	Not applicable always in Crown Ownership

LAND STATUS REPORT for Mt Nicholas Station				LIPS Ref No Ref
Property	2	of	3	

If Subject land Marginal Strip: a) Type [Sec 24(9) or Sec 58] b) Date Created c) Plan Reference	a) Not Applicable b) c)
If Crown land – Check Irrigation Maps.	No maps for Southland
Mining Maps	No record has been found of any lodged Mining applications over this area
If Road a) Is it created on a Block Plan – Section 43(1)(d) Transit NZ Act 1989 b) By Proc	a) SO Plan Not applicable b) Proc Plan c) Gazette Ref
Other Relevant Information a) Concessions – Advice from DOC or Crown Files. b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998 c) Mineral Ownership d) Other Info	a) The Department of Conservation has been consulted and this Conservation land (E42051) has been identified as being within the boundary of this pastoral lease. b) The land is Relevant Land in terms of Part 9 [Section 48(1)] of the Ngai Tahu Claims Settlement Act 1998 c) 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 1848 Kemp Purchase d)

VOLUME FOUR

E42051 MT NICHOLAS CON. AREAS

Hut Bush 512.5 ha
 Leg Code: CA62 Total Area: 627.5 ba
 Legal Desc: STATE FOREST IN BLKS VIII, IX, XIV, XV
 VON
 Grid Ref: File Ref:
 Characteristic 3 Livingstone Ecological District
 Zone: See Special Place 31
 Iwi:

Description: Beech forest, lower slopes of Hut Burn-Thomson Mtns.
 Value: Flora- beech forest natural cover and associated natural flora. Recreation.
 Existing Uses: Recreation - hunting fallow deer.
 Facilities: nil
 Adjoining Use: pastoral-Mt Nicholas Stn.
 References:
 • ACCESS to Hut Burn via Marginal Strip not practically access • USE -little used because of access problem • OTHER ISSUE -Safe access req. with permission adj. runholder.
 Intention / Retain - manage/administer as per CMS.
 Options:

E42051 MT NICHOLAS CON. AREAS

Dog Bush 115 ha
 Leg Code: CA62 Total Area: 627.5 ba
 Legal Desc: STATE FOREST IN BLKS VIII, IX, XIV, XV
 VON
 Grid Ref: E41-460605 File Ref:
 Characteristic 3 Livingstone Ecological District
 Zone: See Special Place 31
 Iwi:

Description: Beech forest outlier, vicinity of Hut Bush, lower Lake Wakatipu face/Beethams Creek/Mt Nicholas Stn - surrounded by bracken/development lands.
 Value: Soil and water. Recreation - hunting. Natural vegetation of beech forest and associated flora.
 Existing Uses: Recreation - hunting fallow deer.
 Facilities: nil
 Adjoining Use: pastoral -Mt Nicholas Stn
 References:
 • ACCESS -req. permission of Mt Nicholas Stn.
 Intention / Retain - manage/administer as per CMS.
 Options:

E42052 VON RIVER

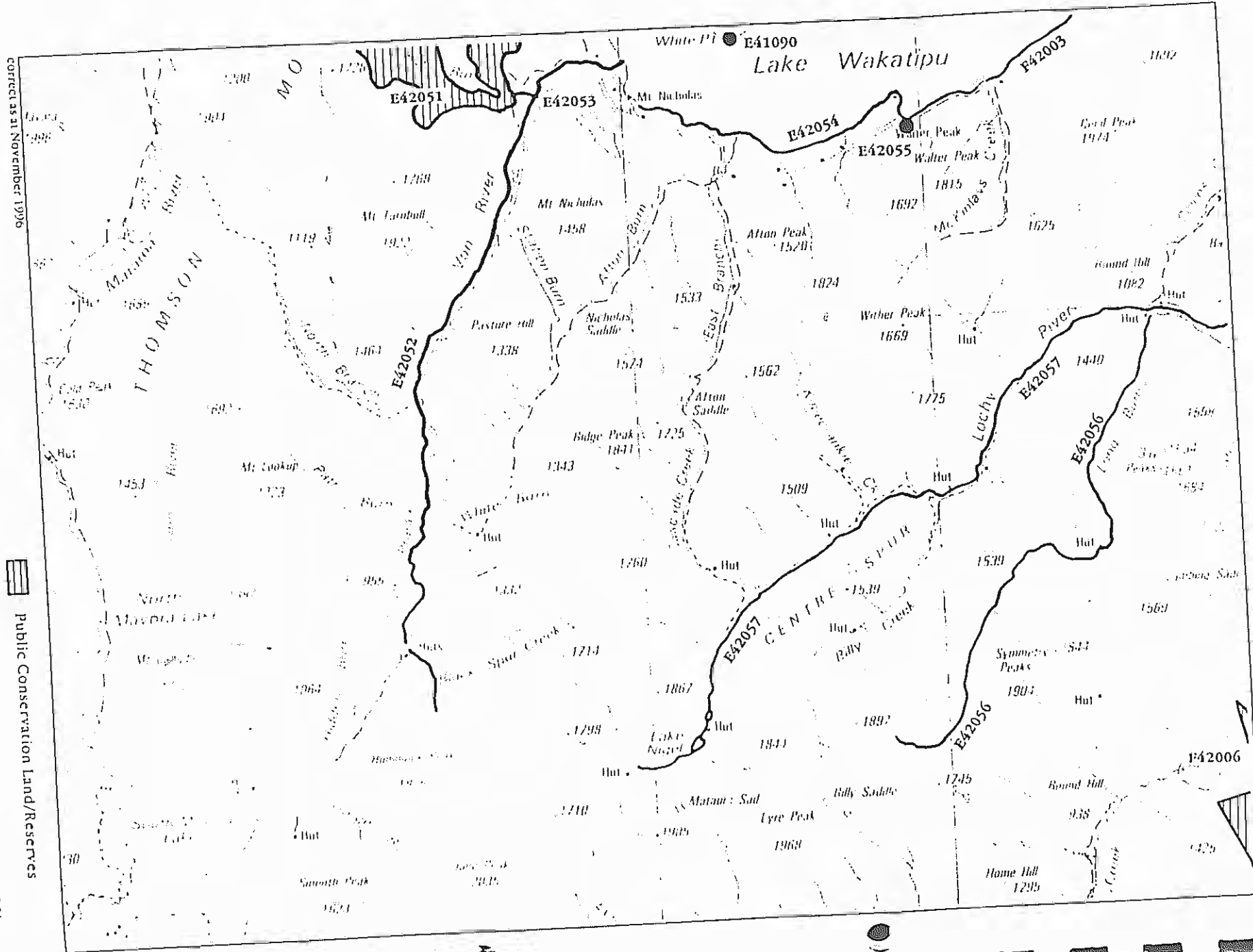
Total Area: 110 ba
 Legal Desc: CROWN LAND IN BLK I,VIII,X,XV MAVORA
 BLK XV, VON BLK XV MID WAKATIPU
 Grid Ref: 132-350627 File Ref:
 Characteristic Eyre Ecological District
 Zone: See Special Place 3
 Iwi:

• Concession -fishing-multiple
 Description: Marginal strip(both sides of river). Expansive river valley. Mainly weeds, grass and willow. Gorge section has beech forest.
 Value: Scenic. Recreation. Riparian buffer
 Existing Uses: Grazing and fishing
 Facilities: nil
 Adjoining Use: Pastoral lease
 References:
 • ANIMAL PESTS -possums, rabbits, hares. • PLANT PESTS - broom • FIRE ISSUE -yes • USE -concession/tourist • GRAZING -impact on water quality
 Intention / Retain - manage/administer as per CMS.
 Options:

E42052 VON RIVER

Total Area: 110 ba
 Legal Desc: CROWN LAND IN BLK XV, VON; BLK XV, MID WAKATIPU AND BLK I, VIII, X, XV MAVORA
 Grid Ref: File Ref:
 Characteristic 3 Livingstone Ecological District
 Zone: See Special Place 3
 Iwi:

Description: Riparian zone along Von, traversing some remanent beech and associated natural shrublands, tussocks, matagouri through+ gorges and semi braided beach.
 Value: Riparian values. Recreation - fishing access
 Existing Uses: Recreation - fishing, access
 Facilities: nil
 Adjoining Use: pastoral - Mt Nicholas Stn
 References:
 Intention / Retain - manage/administer as per CMS.
 Options:



E42
Walter Peak

REFERENCE

1. Survey Districts
 2. Section 82
 3. Section 83
 4. Section 84
 5. Section 85
 6. Section 86
 7. Section 87
 8. Section 88
 9. Section 89
 10. Section 90
 11. Section 91
 12. Section 92
 13. Section 93
 14. Section 94
 15. Section 95
 16. Section 96
 17. Section 97
 18. Section 98
 19. Section 99
 20. Section 100

SYMBOLS

1. Section 82
 2. Section 83
 3. Section 84
 4. Section 85
 5. Section 86
 6. Section 87
 7. Section 88
 8. Section 89
 9. Section 90
 10. Section 91
 11. Section 92
 12. Section 93
 13. Section 94
 14. Section 95
 15. Section 96
 16. Section 97
 17. Section 98
 18. Section 99
 19. Section 100

INDEX TO SURVEY DISTRICTS AND ADJOINING SHEETS

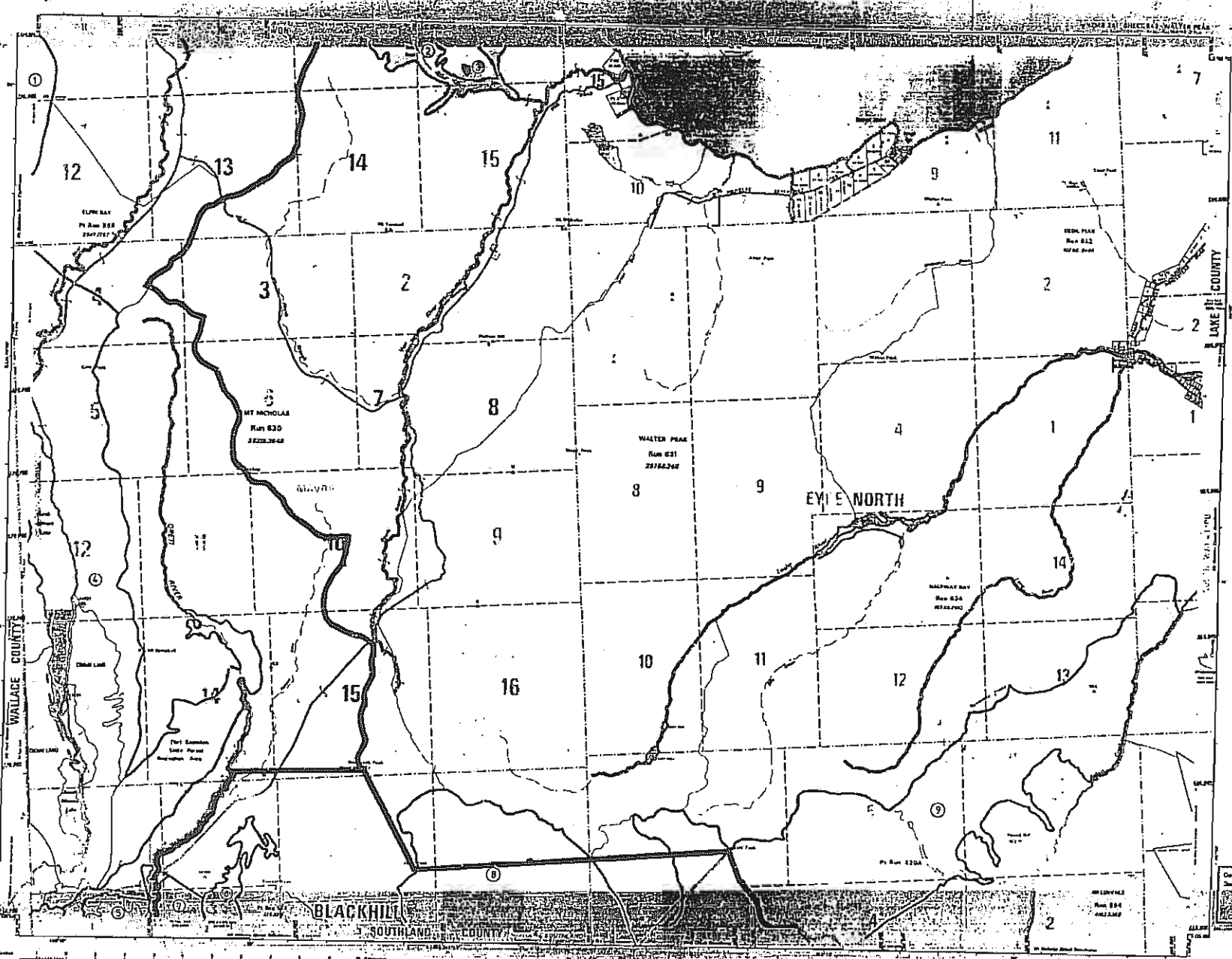
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INDEX TO SURVEY DISTRICTS AND ADJOINING SHEETS

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INDEX TO SURVEY DISTRICTS AND ADJOINING SHEETS

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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20

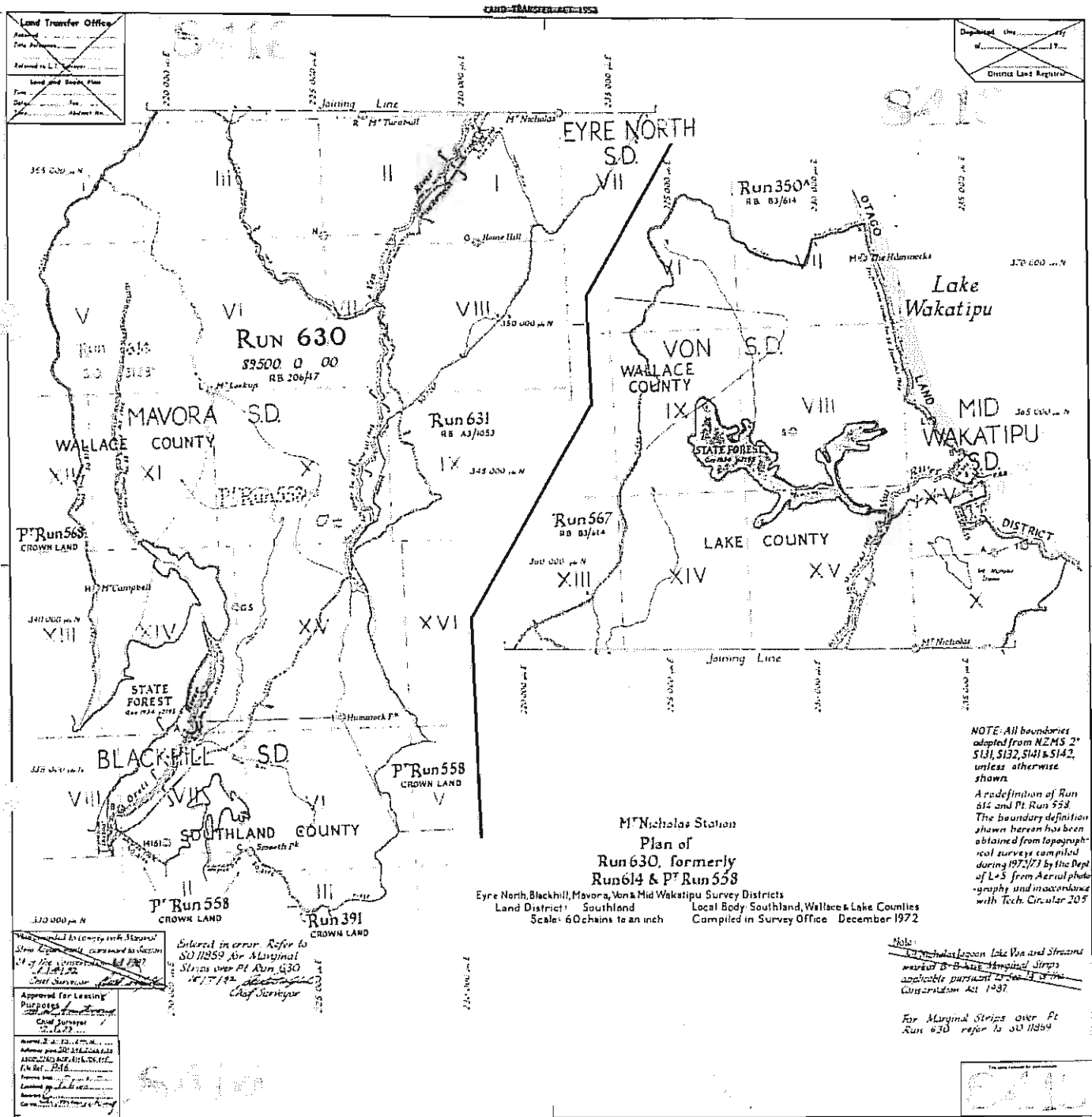


NZMS 261
SHEET E42
WALTER PEAK

SO11168

Certified as correct for the purpose of
 Section 82 Conservation Act 1987
 [Signature]
 [Signature]

“RELEASED UNDER THE OFFICIAL INFORMATION ACT”



M^t Nicholas Station
Plan of
Run 630, formerly
Run 614 & P^r Run 558
 Eyre North, Black Hill, Mavora, Von & Mid Wakatipu Survey Districts
 Land District: Southland Local Body: Southland, Wallace & Lake Counties
 Scale: 60 Chains to an inch Compiled in Survey Office December 1972

NOTE: All boundaries adopted from NZMS 2° S131, S132, S141 & S142, unless otherwise shown.
 A redefinition of Run 614 and Pt Run 558. The boundary definition shown herein has been obtained from topographical surveys compiled during 1972/73 by the Dept of L&S from Aerial photography and accordance with Tech. Circular 205

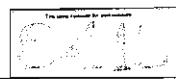
Note:
 M^t Nicholas Station Lake Von and Streams marked B-B are Marginal Strips applicable pursuant to section 4 of the Conservation Act 1981.
 For Marginal Strips over Pt Run 630 refer to SD 11859

Land Transfer Office
Approved
Date
Referenced to L.T. No.
Land and Subst. Plan
Form
Date
Station

Deposited this _____ of _____ 19__
Christchurch Land Registrar

Checked by County Surveyor
State Engineer
Chief Surveyor
Approved for Leasing Purpose
Chief Surveyor
Approved by the Surveyor General
Surveyor General

Entered in error. Refer to SD 11859 for Marginal Strips over Pt Run 630 10/7/72
 Chief Surveyor



RELEASED UNDER THE OFFICIAL INFORMATION ACT
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 No Ref
Property	3	of	3	Police Communications Site

Land District	Southland
Legal Description	Part Run 630 situated in Block X, Mid Wakatipu Survey District shown "A" on SO Plan 12103
Area	2273 square metres
Status	Set apart for police and public safety radio communications and telecommunications purposes.
Instrument of title / lease	Gazette notice 271830.1
Encumbrances	The land is Relevant Land in terms of Part 9 [Section 48(1)] of the Ngai Tahu Claims Settlement Act 1998
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
Statute	Public Works Act 1981

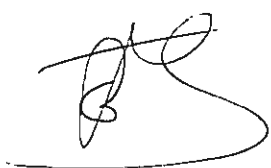
Data Correct as at	9 / 7 / 2002
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John Stephen Kirk, Property Consultant, Opus International Consultants Limited certify that the above status is in order for approval.

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 No Reference
Property	3	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.

LAND STATUS REPORT for Mt Nicholas Station				LIPS Ref No Reference
Property	3	of	3	

Research Data: Some Items may be not applicable

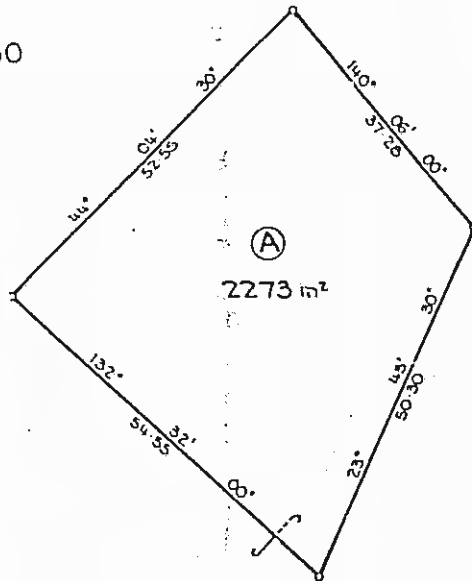
SDI Print Obtained	Yes
NZMS 261 Ref	E43
Local Authority	Queenstown Lakes District
Crown Acquisition Map	1848 Kemp Purchase
SO Plan	SO 12103- Plan of land to be acquired for communication for police & safety purposes. (August 1995) SO 11859-Plan of Redefinition of part Run 630, situated in Mavora, Eyre North, Von, Mid Wakatipu and Blackhill Survey Districts.(May 1994) 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)
Relevant Gazette Notices and / or Computer interest register.	Gazette 1997 page 1459 (GN 250821.1) declaring leasehold estate acquired for police and public safety communications purposes at Mount Nicholas. Gazette 2000 page 431 (GN 271830.1) declares that this land be set apart for police and public safety radio communications and telecommunications purposes.
CT Ref / Lease Ref	Formerly part of pastoral lease SL206/47
Plan Index	Searched nothing found
Legalisation Cards	Searched nothing found
Statutory Actions (Landonline)	Parcel- part Run 630 Current purpose- Police and Public Safety Communications Purposes
CLR	Searched nothing found
Allocation Maps (if applicable)	Searched nothing found
VNZ Ref - if known	29111/3
Crown Grant Maps	Not applicable

LAND STATUS REPORT for Mt Nicholas Station				LIPS Ref No Reference
Property	3	of	3	

If Subject land Marginal Strip: a) Type [Sec 24(9) or Sec 58] b) Date Created c) Plan Reference	a) Not applicable b) c)
If Crown land – Check Irrigation Maps.	Not applicable
Mining Maps	Not applicable
If Road a) Is it created on a Block Plan – Section 43(1)(d) Transit NZ Act 1989 b) By Proc	a) SO Plan Not applicable b) Proc Plan c) Gazette Ref
Other Relevant Information a) Concessions – Advice from DOC or Knight Frank. b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998 c) Mineral Ownership d) Other Info	a) Not applicable b) Is relevant land in terms subject to Part 9 of the Ngai Tahu Claims Settlement Act 1998. c) 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 1848 Kemp Purchase d)

CDE_S15 - Request Manual Copy		X	
Document Type	Informational	Request Id	45381
Reference Number	250821.1	User Id	jkkkdu
Land District	Southland	Request Date	08/03/2002 14:53:43
Method of Delivery	Fax	Client Reference	6NLITR.02/526YD
Requested By	JOHN KIRK	Status	Pending
	<input type="checkbox"/> Certified Copy		
Comments	MT NICHOLAS - GAZETTE NOTICE ACQUIRED FOR POLICE AND PUBLIC SAFETY COMMUNICATION PURPOSES		
Delivery Details			
Firm	Opus International Consultants Ltd (Dunedin)		
Primary Contact	Mr Robin Whelan		
Street	Private Bag 1913		
Town	Dunedin		
Country	New Zealand		
Postcode			
Fax Number	03 474 8995		
Fees...	OK	Cancel	

PART RUN 630



Approvals

"RELEASED UNDER THE OFFICIAL INFORMATION ACT"

BLK. XV VON

BLK. X MID WAKATIPU

BLK. I MAVORA PART RUN

630

BLK. VII EYRE NORTH

MT. NICHOLAS TRIG

AREA SCHEDULE		
LAND TO BE ACQUIRED FOR COMMUNICATION FOR POLICE & PUBLIC SAFETY PURPOSES		
Shown	Description	Area
(A)	Part Run 630 situated in Blk X, Mid Wakatipu S.D.	2273m ²

Total Area 2273 m²

Comprised in ..C.T. 206/47.. (P?)

I, PETER ROBERT KITCHIE of Queenstown, 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 1981 hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.
 Dated at Queenstown this 18th day of July 1995.
 Signature: P.R. Kitchie

Field Book p Traverse Book 141 p 169
 Reference Plans SO 20745 (Utogo)

Examined K. Hewson, Correct

Approved as to Survey
 10/12/95
 District Chief Surveyor

Deposited this day of 19

District Land Registrar
 SO 12103

LAND TO BE ACQUIRED FOR COMMUNICATION FOR POLICE & PUBLIC SAFETY PURPOSES

TERRITORIAL AUTHORITY: QUEENSTOWN LAKES DIST
 Surveyed by: GEORGINA MCDONALD & ASSOCIATES
 Scale 1:500 Date MAY 1995

AND DISTRICT SOUTHLAND
 XV. VON X, MID WAKATIPU
 SURVEY BLK. & DIST. I, MAVORA, VII, EYRE NORTH
 ZMS 261 SHT. E4-2 RECORD MAP No BS 786

ACTUARY

Extract from *N.Z. Gazette*, 19 June 1997, No. 62, p. 1459

**Declaring Leasehold Estate Acquired for
Police and Public Safety Communications
Purposes at Mount Nicholas in the Queenstown-
Lakes District**

Pursuant to sections 20 (1) and 28 of the Public Works Act 1981, and to a delegation from the Minister of Lands, the Manager Crown Property Services, Land Information New Zealand, Dunedin, declares the leasehold estate described in the Schedule hereto, to be acquired for police and public safety communication purposes and shall vest in the Crown on the date of publication hereof in the *New Zealand Gazette*.

Schedule

Southland Land District—Queenstown-Lakes District

2273 square metres, being part Run 630. Part register book 206/47; shown "A" on S.O. Plan 12103, lodged in the office of the Chief Surveyor at Invercargill.

Dated at Dunedin this 12th day of May 1997.

M. R. MACKENZIE, Manager Crown Property Services.

(LINZ Dn. D.O. 5350-C2040-2899)

ICL

In4028

271830.1 Gazette Notice (2000/431)
hereby declares the within land to
be set apart for police and public
safety radiocommunications and
telecommunications purposes -
17.3.2000 at 9.00

77021

W. K. Spence
for RGL

10.50 25 JUN 97 250821 - 1

PARTICULARS ENTERED IN REGISTER
LAND REGISTRY SOUTH LAND
ASST. LAND REGISTRAR

2006/47



MWP_0015866



View Statutory Action

Parcel Part Run 630

Parcel Status Current

Current Purpose Police and Public Safety Communications Purposes

Statutory Action	Type	Recorded	Action	Status
New Zealand Gazette 2000 p 431	Gazette Notice	30/10/2000	Create	Current

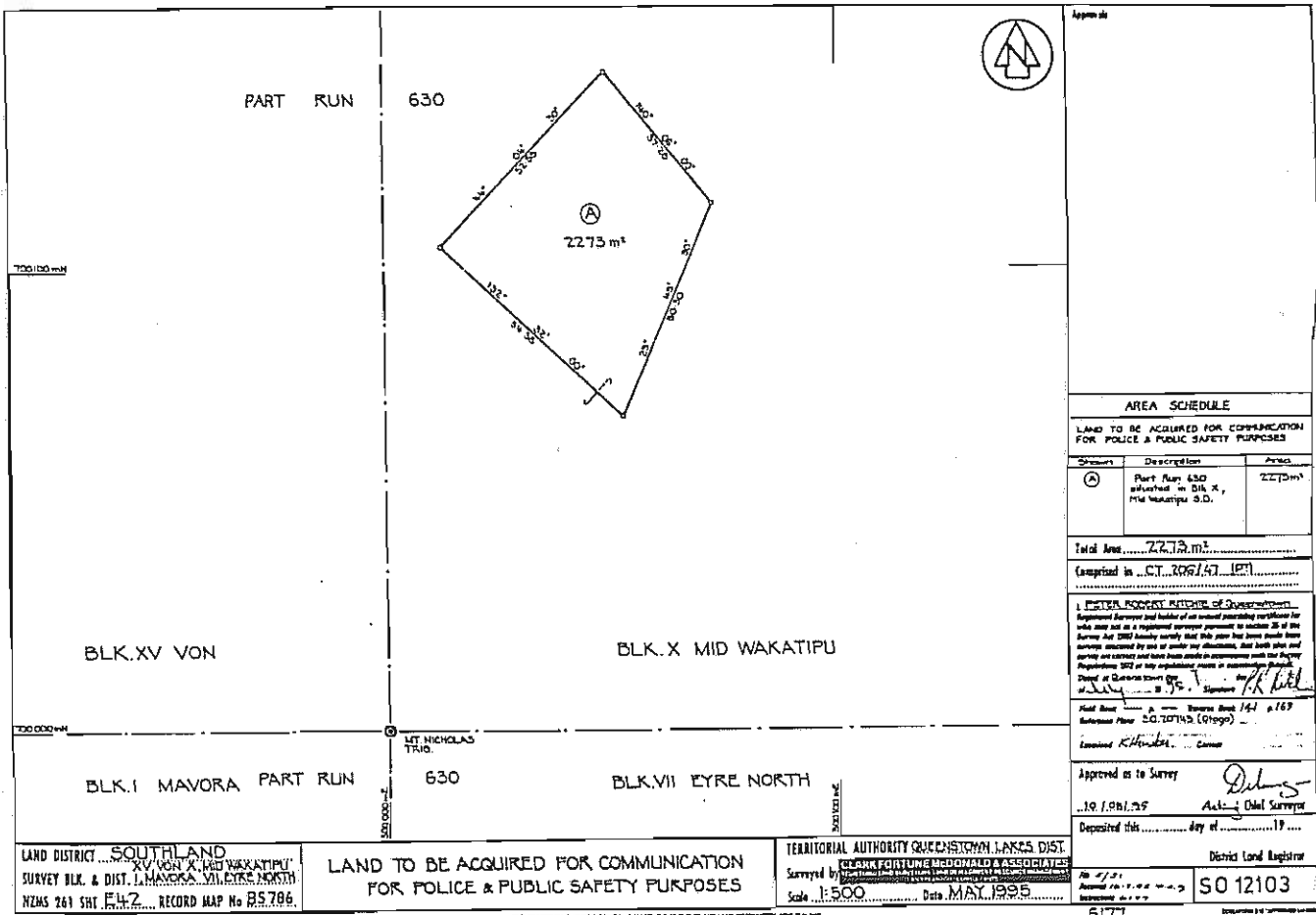
Statute

Purpose Police and Public Safety Communications Purposes

Name

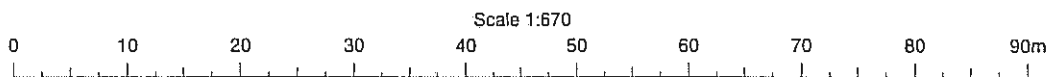
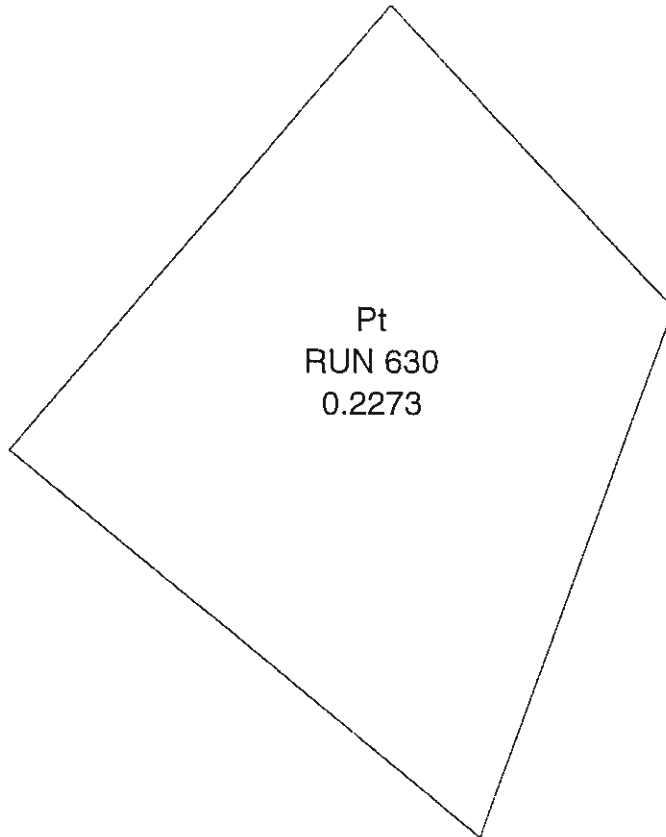
Comments

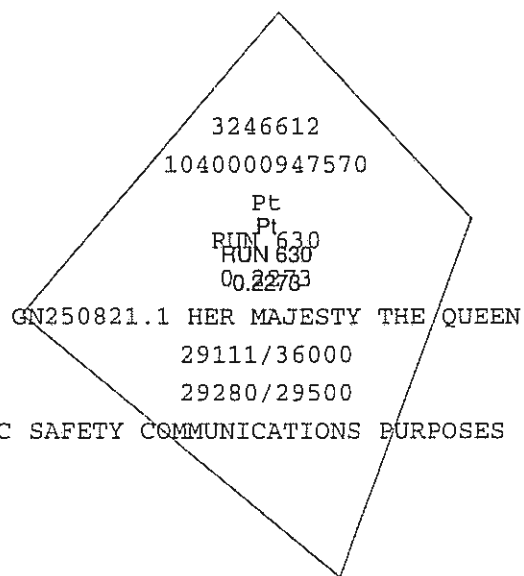
*** End of Report ***



U.S. GOVERNMENT PRINTING OFFICE: 1983 O 200-000-000

A 2 A 2





POLICE AND PUBLIC SAFETY COMMUNICATIONS PURPOSES (GAZ 2000 P 431)

