

Crown Pastoral Land Tenure Review

Lease name : Mt SOHO STATION

Lease number : PO 339

Due Diligence Report (including Status Report) - Part 1

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.

July 09

**DUE DILIGENCE REPORT
CPL PRE TENURE REVIEW ASSESSMENT STANDARD 6:
MOUNT SOHO PASTORAL LEASE**

File Ref: CON/50269/09/12583/A-ZNO	Report No: DN0168	Report Date: 19/06/2002
Office of Agent: Dunedin	LINZ Case No:	Date sent to LINZ: 25/06/2002

RECOMMENDATIONS

1. That the Commissioner of Crown Lands or his delegate **note** this Due Diligence Report which has been prepared in accordance with the Pre Tenure Review Assessment Standard;
2. That the Commissioner of Crown Lands or his delegate **note** the following incomplete actions or potential liabilities;
 - File records indicate that a proposal to rationalise the boundaries of Mount Soho Pastoral Lease with some of the neighbouring pastoral leases was initiated as part of the transition of the property from Pastoral Occupation Licence to Pastoral Lease. There is no indication on the file or otherwise that these boundary adjustments have been completed as per the initial proposal, and the Pastoral Lease was eventually issued using the same boundaries as per the Pastoral Occupation Licence in 1993.
 - A recreation permit was issued to DA & DA Thompson for guided horse trekking over a number of properties up the Motatapu River Valley, including Mount Soho for a term of 5 years from 1989. This was renewed for a further 5 years from 1 July 1993, and expired on 30 June 1998. File records indicate that this permit has yet to be renewed, and the permit holders continued commercial activity on the pastoral leases. The last correspondence on the file indicates that the Lessee of Mt Soho agreed to the renewal of the recreation permit for a new term of 5 years from 1 January 2000.
 - A recreation permit was issued to Edgewater Resort Adventures Limited for four-wheel-drive tours over a number of properties, including Mount Soho, up the Motatapu River Valley and through to Macetown and Arrowtown, for a term of 5 years from 1 January 1996. This permit was renewed on 1 January 2001 for a further term of 5 years, however the Mount Soho Pastoral Lease was excluded from the signed Recreation Permit. A letter dated 6 March 2000 indicates that the author had been told verbally by Hamish MacKay of Motatapu Station that they will do the trips to Macetown and Arrowtown themselves so that actually negates any need for

consents from Roger Monk (Mt Soho) or Glencoe Station. It is unsure if any commercial four-wheel-drive trips are being carried out on the Mount Soho Pastoral Lease.

Signed by Opus:

M Brown
Property Consultant

D Payton
Contract Manager

**Approved/Declined (pursuant to a delegation from the Commissioner of Crown Lands)
by:**

Name:

Date of decision: / /

1. Details of lease:

Lease Name: Mount Soho
Location: 5 kilometres north of Arrowtown on the Arrowtown/Macetown Road
Lessee: Roger Francis Monk
Tenure: Crown Land under the Land Act 1948 subject to Pastoral Lease Po339
Term: 33 years from 1 January 1982
Annual Rent: \$2,025.00
Rental Value: \$90,000
Date of Next Review: 1 January 2004
Land Registry Folio Ref: OT 15B/734
Legal Description: Run 23 situated in Soho, Knuckle Peak, Shotover and Kawarau Survey Districts
Area: 7901.8918 hectares

2. File Search

Files held by DTZ New Zealand Limited on behalf of LINZ:

File Reference	Volume	From	To
Rpo/017-SDN-01	1	18/05/1988	Date
Rpo/015-SDN-01	1	21/09/1987	Date
CON/50213/09/12583/A-ZNO	1	1/07/2000	Date
Po/339-SDN-02	2	20/02/1984	30/06/2000

Files held by Opus International Consultants Limited on behalf of LINZ:

File Reference	Volume	From	To
CON/50269/09/12583/A-ZNO	1	14/02/2002	Date

Other relevant files held by LINZ:

File Reference	Volume	From	To
5225/D14/E01-1-DNO	1	27/06/1995	Date
Po/339-SDN-01	1	10/05/1977	17/02/1984

3. Summary of lease document:

Terms of lease

Stock Limitation in Lease

2800 dry sheep

Commencement Date

1 January 1982

Special Provisions

The following clauses were inserted at the time the lease was issued:

3. That the Crown reserves the right to create a walkway in the Motatapu Valley without compensation.
4. That the Crown reserves the right to rationalise the boundaries of the lease without compensation.

Area adjustments

There are no adjustments to the area of this lease.

File records indicate that a proposal to rationalise the boundaries of Mount Soho Pastoral Lease with some of the neighbouring pastoral leases was initiated as part of the transition of the property from Pastoral Occupation Licence to Pastoral Lease. File records indicate that this process was delayed by protracted negotiations and high survey costs. There is no indication on the file or otherwise that these boundary adjustments have been completed as per the initial proposal, and the Pastoral Lease was eventually issued using the same boundaries as per the Pastoral Occupation Licence in 1993.

Registered interests

There are no interests registered against this lease.

Unregistered interests

- A recreation permit was issued to DA & DA Thompson for guided horse trekking over a number of properties up the Motatapu River Valley, including Mount Soho for a term of 5 years from 1989. This was renewed for a further 5 years from 1 July 1993, and expired on 30 June 1998. File records indicate that while this permit has yet to be renewed, the permit holders continue to operate on the pastoral leases. The last correspondence on the file indicates that the Lessee of Mt Soho agreed to the renewal of the recreation permit for a new term of 5 years from 1 January 2000.
- A recreation permit was issued to Edgewater Resort Adventures Limited for four-wheel-drive tours over a number of properties, including Mount Soho, up the Motatapu River Valley and through to Macetown and Arrowtown, for a term of 5 years from 1 January 1996. This permit was renewed on 1 January 2001 for a further term of 5 years, however the Mount Soho Pastoral Lease was excluded from the signed Recreation Permit. A letter dated 6 March 2000 indicates that the author, Karl Hall of Edgewater Adventures, had been told verbally by Hamish MacKay of Motatapu Station that they will do the trips to Macetown and Arrowtown themselves so that actually negates any need for consents from Roger Monk (Mt Soho) or Glencoe Station. It is unsure if any commercial four-wheel-drive trips are being carried out on the Mount Soho Pastoral Lease.

4. Summarise any Government programmes approved for the lease:

An Otago Catchment Board Soil and Water Conservation Plan was prepared for this property. This plan involved the installation of a number of subdivision fences so that the

lessee could better manage the stocking on the property, and effectively spell the winter country. File records indicate that this plan stalled in the mid 1980s.

5. Summary of Land Status Report:

Opus International Consultants Limited undertook and Land Status Check on 13 June 2002. This check confirms the status of the Land as Crown Land under the Land Act 1948, subject to Pastoral Lease Po/339.

The following items were noted for information:

- This lease contains the following special conditions:-
 4. That the Crown reserves the right to create a walkway in the Motatapu Valley without compensation.
 5. That the Crown reserves the right to rationalise the boundaries of the lease without compensation.
- A field inspection may be required to ascertain if Soho Creek, the balance of the Arrow River, Motatapu River (South Branch), Tui Creek, Gala Burn, Rankle Burn, Glade Burn, Golspie Burn and other streams within this pastoral lease could be subject to section 24 of the Conservation Act 1987. The Crown Land reserved from sale along the bank of the Arrow River is now deemed to be a marginal strip of the same width [section 24(3) Conservation Act 1987] the boundaries of the marginal strip do not change [section 24G(7) Conservation Act 1987].
- Section 1, Block V, Knuckle Peak Survey District [CT OT69/144] is a freehold section contained within the peripheral boundary of this Pastoral Lease. The proprietor of this land is P G Rose.

6. Review of topographical and cadastral data:

A review of the topographic and cadastral information reveals the following:

- There are a number of historic sites along the Arrow River
- There is a hut at about NZMG F40 830914
- There is a major discrepancy between the legal and fenced boundaries along Soho Creek and Golspie Burn.

7. Details of any neighbouring Crown or conservation land

Neighbouring Crown or Conservation Lands are detailed as follows:

	Legal Description	Status	Owner/Lessee
North	Part Run 444	Crown Land	Minister of Conservation
	Part Section 1 Block II Knuckle Peak Survey District	Pastoral Lease - Motatapu Station	Her Majesty the Queen/ DR & SE MacKay
West	Crown Land Soho Survey District	Marginal Strip	Minister of Conservation

	Part Run 27	Pastoral Lease - Coronet Peak Station	Her Majesty the Queen/ BR Dagg
--	-------------	--	-----------------------------------

There is no indication that any of these parcels should be included in the tenure review.

8. Summarise any uncompleted actions or potential liabilities:

- File records indicate that a proposal to rationalise the boundaries of Mount Soho Pastoral Lease with some of the neighbouring pastoral leases was initiated as part of the transition of the property from Pastoral Occupation Licence to Pastoral Lease. There is no indication on the file or otherwise that these boundary adjustments have been completed as per the initial proposal, and the Pastoral Lease was eventually issued using the same boundaries as per the Pastoral Occupation Licence in 1993. Copies of correspondence are attached as Schedule B to this report.
- A recreation permit was issued to DA & DA Thompson for guided horse trekking over a number of properties up the Motatapu River Valley, including Mount Soho for a term of 5 years from 1989. This was renewed for a further 5 years from 1 July 1993, and expired on 30 June 1998. File records indicate that this permit has yet to be renewed, and the permit holders continued commercial activity on the pastoral leases. The last correspondence on the file indicates that the Lessee of Mt Soho agreed to the renewal of the recreation permit for a new term of 5 years from 1 January 2000. A copy of the last approved recreation permit together with relevant correspondence is attached as Schedule C to this report.
- A recreation permit was issued to Edgewater Resort Adventures Limited for four-wheel-drive tours over a number of properties, including Mount Soho, up the Motatapu River Valley and through to Macetown and Arrowtown, for a term of 5 years from 1 January 1996. This permit was renewed on 1 January 2001 for a further term of 5 years, however the Mount Soho Pastoral Lease was excluded from the signed Recreation Permit. A letter dated 6 March 2000 indicates that the author had been told verbally by Hamish MacKay of Motatapu Station that they will do the trips to Macetown and Arrowtown themselves so that actually negates any need for consents from Roger Monk (Mt Soho) or Glencoe Station. It is unsure if any commercial four-wheel-drive trips are being carried out on the Mount Soho Pastoral Lease. Copies of the current and previous permits together with the relevant correspondence are attached as Schedule D to this report.

Schedule A - Land Status Report

"RELEASED UNDER THE OFFICIAL INFORMATION ACT"
OPUS INTERNATIONAL CONSULTANTS LIMITED
DUNEDIN OFFICE

Project Number 6NLITR.02/ 456YD



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 Soho				LIPS Ref 12583
Property	1	of	1	

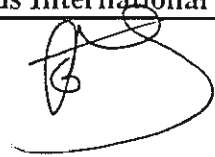
Land District	Otago
Legal Description	Run 23 situated in Soho, Knuckle Peak, Shotover and Kawarau Survey District
Area	7901.8918 hectares
Status	Crown Land under the Land Act 1948 subject to Pastoral Lease P.339
Instrument of title / lease	OT15B/734
Encumbrances	There are no encumbrances
Mineral Ownership	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	Land Act 1948 and Crown Pastoral Land Act 1998
Data Correct as at	13 June 2002
[Certification Attached]	Yes

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  17/6/2002
Crown Accredited Supplier	Opus International Consultants Ltd, Dunedin

Peer reviewed by G Patrick



17/6/2002

LAND STATUS REPORT for Mt Soho				LIPS Ref 12583
Property	1	of	1	

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 lease contains the following special conditions: -

- "That the Crown reserves the right to create a walkway in the Motatapu Valley without compensation."
- "That the Crown reserves the right to rationalise the boundaries of the lease without compensation."

- A field inspection may be required to ascertain if Soho Creek, The balance of the Arrow River, Motatapu River (South Branch), Tui Creek, Gala Burn, Rankle Burn, Glade Burn, Golspie Burn and other streams within this pastoral lease could be subject to Section 24 of the Conservation Act 1987. The Crown Land reserved from sale Section 58 Land Act 1948 along the bank of the Arrow River 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 V, Knuckle Peak Survey District [CT OT69/144] is a freehold section contained within the peripheral boundary of this Pastoral Lease. The proprietor of this land is P G Rose.

LAND STATUS REPORT for Mt Soho				LIPS Ref 12583
Property	1	of	1	

Research Data: Some Items may be not applicable

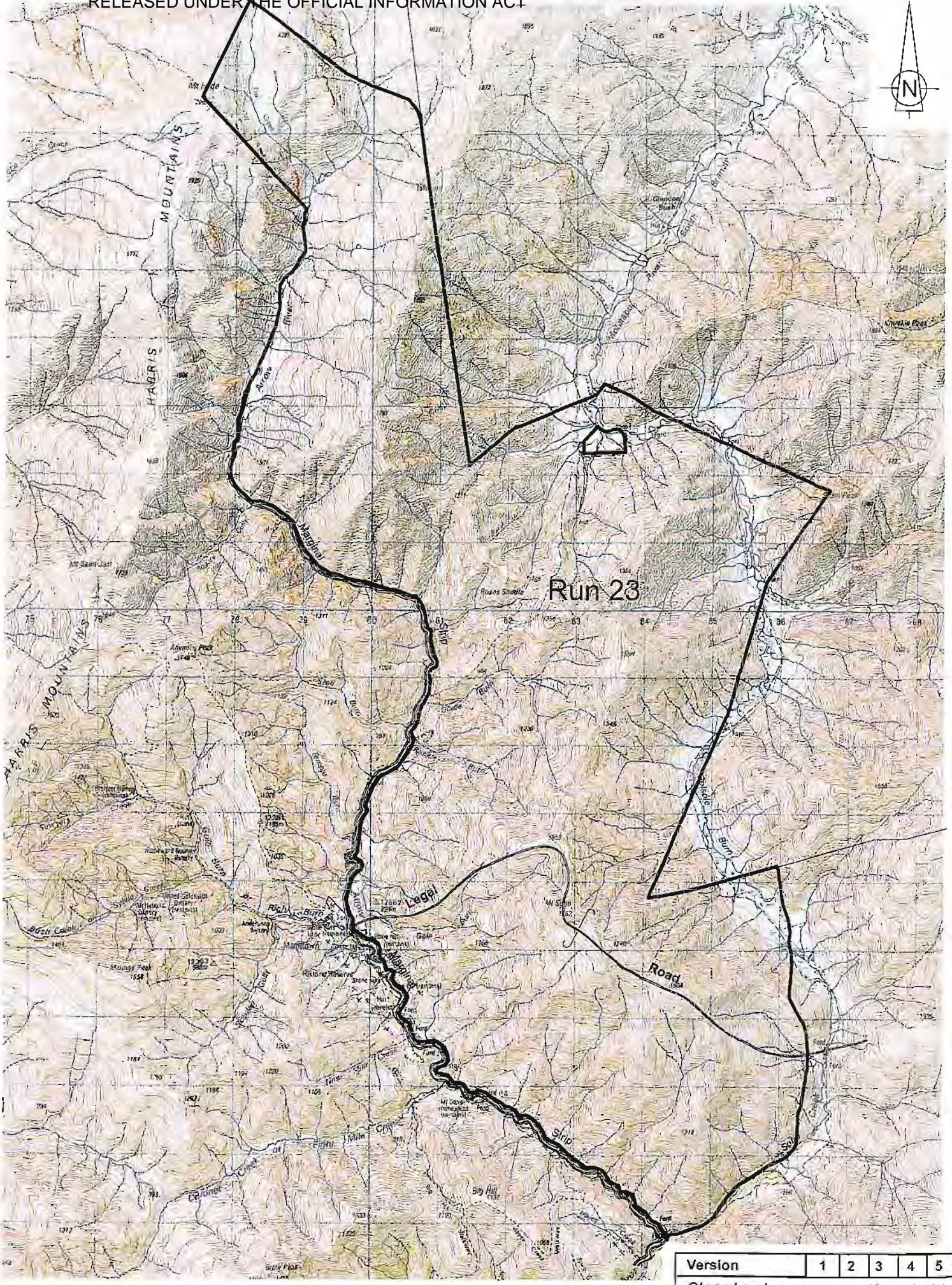
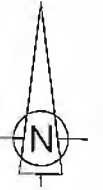
SDI Print Obtained	Yes
NZMS 261 Ref	F40 F41
Local Authority	Queenstown Lakes District
Crown Acquisition Map	1848 Kemp Purchase
SO Plan	<p>Sighted but not relevant to status- SO 2082- (Topo), SO 7260- (Survey Control)</p> <p>Roll Int 1880 Runs- Not sighted microfilms not in file</p> <p>SO 4736- Section 1 Block V Knuckle Peak Survey District [November 1876]</p> <p>SO 6513-Mining Plan [December 1880] (In the bed of Arrow River)</p> <p>SO 6765- Mining Plan Section 18 Block XIV Shotover and Section 8 Block III Soho Survey District [June 1900] (In the bed of the Arrow River)</p> <p>SO 6678- Mining Plan Section 11 Block XIV Shotover Survey District [December 1885]</p> <p>SO 6683- Mining Plan Section 6 Block XIV Shotover Survey District [May 1881]</p>
Relevant Gazette Notices and / or Computer interest register.	Gazette 1980 page 912 Macetown Historic Reserve [adjacent to this pastoral lease].
CT Ref / Lease Ref	<p>OT15B/734- current pastoral lease.</p> <p>OT3C/528- pastoral occupation licence [Cancelled].</p> <p>OT1D/546- pastoral occupation licence [Cancelled].</p> <p>OT338/79-pastoral occupation licence [Cancelled].</p> <p>OT335/147-licence to occupy Crown Land for pastoral purposes.</p>
Plan Index	No Plan reference found for this Run
Legalisation Cards	Searched nothing found
Statutory Actions (Landonline)	No actions found
CLR	No card found

LAND STATUS REPORT for Mt Soho	LIPS Ref 12583
Property 1 of 1	

Allocation Maps (if applicable)	Adjoining DOC allocation D*F40*15*CO cons unit number F40002 North Motatapu Con. Area [adjoining land] Not SOE or other SOE allocations found
VNZ Ref - if known	29073/100 29072-14700
Crown Grant Maps	Not applicable
If Subject land Marginal Strip: a) Type [Sec 24(9) or Sec 58] b) Date Created c) Plan Reference	a) Section 58 of the Land Act 1948 b) 18 March 1965 [shown on Pastoral Occupation Licence under the Land Act 1948] c) Not shown on any survey plan
If Crown land – Check Irrigation Maps.	Searched noting found
Mining Maps	OT9D/468 F41 – 8 & 6 Reference 41/214 R J Swale Expires 23/12/2003. [Adjoins this pastoral lease]. Gold Fossicking Area GFA 22 Arrow River being a strip of land 20 metres either side of and parallel to the centre line of the Arrow River as shown on SO 23003.
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.	a) The Department of Conservation has been consulted and no Conservation area status land has been identified within the boundary of this property. • On 1 st January 2000 [for a term of 5 years] Motatapu Tourist Adventures where granted a recreation permit under Section 66A of the Land Act 1984 on the terms and conditions outlined in the permit for four wheel drive, motor biking and tramping operation's.

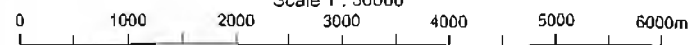
LAND STATUS REPORT for Mt Soho				LIPS Ref 12583
Property	1	of	1	

b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998 c) Mineral Ownership d) Other Info	b) Nothing found c) Either <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 1848 Kemp purchase d)
---	--



Version	1	2	3	4	5
Otago Land District	Sheet 1 of 1				
NZMS 260 F40 & F41	Date 07/05/2002				

Mt Soho
 Scale 1 : 50000



Schedule B – Correspondence Relating to the Proposal to Rationalise the Lease Boundaries

ur Ref: P339

COPY

23 December 1992

Commissioner of Crown Lands
Office of Crown Lands
Department of Survey & Land Information
CPO Box 170
WELLINGTON

Dear Sir

MT SOHO PASTORAL LEASE

On 8 October 1981 the Land Settlement Board approved the issue of a pastoral lease over "Mt Soho" to replace a POL. (Copy of decision attached).

Issue of the lease has been delayed by protracted negotiations on the boundary adjustment issue and in recognition of high survey costs. I attach copies of two letters from DOSLI Dunedin indicating that survey will cost \$16,550. Once survey is completed there will still be considerable time required to obtain agreement from the adjoining lessees.

With this in mind I recommend that the pastoral lease be issued over the existing area contained in the now expired POL. This will satisfy all parties at this time and avoid the cost of survey. The boundaries may vary again if tenure reviews proceed.

Incidentally the lease has been managed as a pastoral lease since 1983 with the lessees paying the pastoral lease rent.

I look forward to your early response.

Yours faithfully



K R Taylor
Manager, Alexandra
LANDCORP PROPERTY LIMITED

LANDCORP PROPERTY LTD
ALEXANDRA
5 NOV 1992
RECEIVED



Your Reference: P339

Our Reference: 6275-07-07

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

4 November 1992

Landcorp Property Ltd
Box 27
ALEXANDRA

Attention: Ken Taylor

Dear Ken

MT SOHO PASTORAL LEASE

Regarding your letter of 20 October 1992, as discussed with you by phone today it seems that we are unable to impose marginal strips on P339 in view of the elected renewal date and no documented Land Settlement Board requirement.

This being the case there is little point in us preparing a plan of the lease and the existing diagram on the pastoral occupation licence should suffice for your purposes.

Estimates to survey proposed boundary adjustments between Mt Soho and adjoining leases are as follows.

Please refer to the attached plan for references.

- Parcels A-I \$11960 + GST
- Parcels A-L \$14850 + GST
- Parcels A-M \$16550 + GST

These figures are based on the fact that GPS equipment will be available in the area for other work. This situation will occur in the early months of 1993 and your client may wish to take this into consideration.

Yours faithfully

M H Warburton
Assistant Chief Surveyor
mhwtaylor@

ACTION BY: Suzanne
JOB No: ~~27~~ 5200
COMPLETION: 27/11/92

Psc discuss requirements
1. Issue of lease
2. Submission to CCL



MT SOHO

Primary Objectives:

1. **Version 1.** To fix points #1 - #8, and thus define common boundaries with Motutapu Station; or
2. **Version 2.** To fix points #1 - #19; thus include new boundary definition with adjoining Runs to the north and west; or
3. **Version 3.** To fix points #1 - #23; thus include new boundary definition with all adjoining Runs.
4. All additional definition are the irregular features (water courses, ridge lines) plotted from the topo sheets.

Secondary Objectives:

- A. To support the plot of irregular boundaries, selected stream intersections will also be coordinated by GPS.
- B. An attempt is to be made to locate old pegs from SO4736, or occupation fix; to plot the relationship of this freehold area within the Run.
- C. The fourth-order TRIGS (A and/or B) could be included within the operation.

Estimate considerations

1. It is assumed that the survey team would be already based at Arrowtown. Transport and travelling time, to and from Dunedin are accounted for within the **Greenstone** exercise. Should this exercise not proceed, this estimate would need to incur the additional costs for set-up (freight charges for GPS, GPS operator support from Wellington, and all travel expenses ex-Dunedin for the survey team).
2. Each option requires one night accommodation in Arrowtown; field work being undertaken on the following day.

Refer to enclosed print showing the various parcels being effected:

Version 1: Parcels A - I, inclusive (\$11,960 +GST)

Version 2: Parcels A - L, inclusive (\$14,850 +GST)

Version 3: Parcels A - M, inclusive (\$16,550 +GST)

Version 1

Programme:

- 1 AschTech instrument at an eccentric set-up (TRIG E).
- 3 Leica's, leap-frogging through the 8 new points (and a selection of topo features). Anticipated time to achieve is, say 90 minutes; then repeating the marks, during a new "window" to achieve a cross-check. Assume 3 hours GPS work; 6 hours per man; 4 hours helicopter time.



All up cost is: \$11,960

comprising:

GPS hire	\$1800
Helicopter hire	\$4320
4 man party	\$1470
Allowances	\$160
Accommodation	\$150
Draughting costs	\$1800
Materials	\$100
Plan Examination	\$860
Administration	\$1300

All figures are GST exclusive

Version 2

Programme

As with **Version 1**. One reference station, 3 mobile Leica's.
Anticipated time to achieve being 2 hours for the first "run", and say 90 minutes for the "check".
Assume 5 hours GPS work; 8 hours per man; 6 hours helicopter time.

All up cost is: \$14,850

comprising:

GPS hire	\$1800
Helicopter hire	\$6480
Four man party	\$1960
Allowances	\$160
Accommodation	\$150
Draughting costs	\$1800
Materials	\$150
Plan Examination	\$1050
Administration	\$1300

All figures are GST exclusive

Version 3

Programme

Similar to above, difference being that an additional AschTech would be set-up, and left running at Trig C No.2 (Cardrona); mobile Leicas to achieve first run for the southeast points, then return at end of day.
i.e. Assume 6 hours GPS work; 9 hours per man; 7 hours helicopter time.
Establish TRIG E (AschTech) and go through programme, as per Version 2.



All up cost is: \$16,550

comprising:

GPS hire	\$2100
Helicopter hire	\$7560
Four man party	\$2200
Allowances	\$160
Accommodation	\$150
Draughting costs	\$1800
Materials	\$150
Plan Examination	\$1130
Administration	\$1300

All figures are GST exclusive

It is hoped that the operation will go smoothly, given that all staff would have gained the experience at Greenstone; and so there should be sufficient "fat" in the estimated timing to undertake (at least) the secondary objectives: A and B.



M J Pollitt

30 October 1992

TA "RELEASED UNDER THE OFFICIAL INFORMATION ACT"
RELEASED UNDER THE OFFICIAL INFORMATION ACT

L. & S.—F. 14A

DEPARTMENT OF LANDS AND SURVEY

OUR FILE: 8/9/387

YOUR FILE: 061

From HEAD OFFICE

21 OCT 1981

Date: 12 October 1981

To CCL DUNEDIN

Ref.: Ours/Yours of

Person to consult: Mrs C Smith

SUBJECT: ISSUE OF PASTORAL LEASE - MT SOHO

Thank you for your memo of 22 September 1981 which has been considered by the Head Office Committee. The Committee under Case No 81/96 of 8 October 1981 has approved the following recommendations:

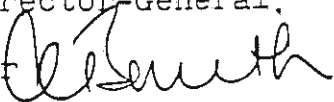
- 1) That pursuant to Section 145 of the Land Act the surrender of the POL be accepted as at 31 December 1981.
- 2) Your recommendation is approved subject to the valuation being updated.
- 3) Your recommendation is approved subject to the inclusion of the following:

"A block limitation of 400 wethers from the beginning of January to the beginning of April be fixed on the northern arm of the lease extending from Trig B."

- 4) and 5) Approved as submitted by you.

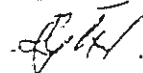
P H C Lucas
Director General.

per



L. A.
D. 10.1.
22/10

Copy to Alex per



Herby's Pastoral Commission
PASTORAL LAND

SURRENDER OF PASTORAL OCCUPATION LICENCE

ISSUE OF PASTORAL LEASE

Files: HO 8/9/387
DO 0 61

Case No

Otago Land District

PROPOSAL

That the Pastoral Occupation licence held over this land be surrendered and lessee be granted a Pastoral Lease.

DETAILS OF LEASE

Licensee: Roger Francis and Mary Kay Monk both of Arrowtown, farmers.
Land: Run 23, Soho, Knuckle Peak, Shotover and Kawarau Survey Districts.
Area: 7901.8918 ha
Tenure: Pastoral Occupation Licence
Run Name: "Mt Soho"
Term: 21 years from 1 July 1967 (expires 30.6.88)
Annual Rent: \$290
Locality: Macetown Road, 10 km NW of Arrowtown

Stock Limitation in Lease: 2800 dry sheep
Personal Stock Limitation: 2800 dry sheep and 80 breeding cows

VALUATION

Roll Value 2907/210 dated 1.7.77
VI \$10000 LV \$48500 CV \$58500

District Valuer 18.12.80
LEI \$90000 Impts \$40000 CV \$130000

LAND USE CAPABILITY CLASSIFICATION

Class IV	(1%)	80 hectares	(nil erosion & depletion; below 910 m asl)
V	(1%)	80 "	" "
VI	(10%)	791 "	(slightly to mod depleted & eroded; below 910 m asl)
VII	(60%)	4740 "	" " "
VIIe	(25%)	1970 "	(mod depleted & mod eroded; 910 to 1460 m asl)
VIII	(3%)	240 "	(not eroded & not depleted; above 1460 m asl)
		<u>7901 hectares</u>	

DESCRIPTION OF VEGETATIVE COVER

160 ha browntop and sweet vernal; and healthy intertussock cover;	791 ha hard tussock (with silver, snow 4740 ha snow tussock with hard and blue 1970 ha snow tussock with hard and blue 240 ha snow tussock and alpine cushion plants in good order
and healthy intertussock cover; and fair intertussock cover;	

Aspect: $\frac{2}{3}$ south and SW aspect; $\frac{1}{3}$ east and north east.
Rainfall: 350 mm to 1600 mm
Altitude: 400 m to 2060 m asl
Contour: Moderately steep with very limited easy slopes
How Watered and Sufficiency: Natural streams - adequate
Shelter: Terrain - adequate

Run: Minimal briar in lowest gullies
Erosion: Not critical (10% is moderately eroded) This is Class VII and above 1450 m
Cover: Vegetative cover is exceptionally good with little bare ground or erosion (except as above)
Noxious Weeds: Broom at Macetown is virtually eliminated
and Pests: Rabbits, deer and goats are well controlled.

STOCK ACTUALLY WINTERED - Merino sheep/Hereford cattle

	Wethers	Breeding Cows/Others
1976	2250	100 3
1977	2500	100 2
1978	2900	85 3
1979	3300	100 3

ACTUAL PRODUCTION

	Wool	Death Rate
1976	3.9 kg	4%
1977	3.9 kg	4%
1978	4.0 kg	4%
1979	4.0 kg	4%

The run, which is farmed as a separate unit, is not economic on its own, nor is it subdivisible. It is run in conjunction with 261 ha of farmland at Arrowtown.

Boundaries of the area require adjustment but this can be done without compensation following ~~subdivision~~. Improvements on the property are not sufficient but the lessees cannot borrow until the tenure is improved.

RUN PLAN

New Run Plan is mainly concerned with initial basic subdivision. No retirement is planned but grazing control will permit reduced stocking of approximately 250 ha of the most tender Class VIIe.

In 1968 the then DFO recommended the POL be converted to Pastoral Lease on completion of Rose's Saddle fence. This had now been done.

The Soil Conservator agrees completely that ^{the issue of a pastoral lease} is desirable. He points out that until this is done borrowing for the local contribution for the Run Plan will not be possible.

ADFO NEVIN'S COMMENTS

The property is well suited to pastoral lease tenure.

LUC units outlined in this report are provisional only as a run plan is still being drafted by the OCB. Most recent figures indicate that only an estimated 1% of the property is Class VIII and this is confined to fragmented patches located generally on ridge tops. It is impractical and unnecessary to remove these areas from the lease.

Unit is not economic on its own and at best will only be marginal but still has potential for improvement through fencing and limited AOSTD. Potential carrying capacity is estimated to be in the vicinity of 4000 stock units.

If development is to proceed it is clear that loan finance will be required but before this is made available by any lending institution, greater security of tenure is required. (RBFC has declined to lend with present tenure and

M. n 1979 declined to lend for the same reason).

Apart from minor boundary adjustments with Glencoe Station the Run is not suited for incorporation with any adjoining Run mainly because of the predominance of summering country throughout this locality.

OCB soil conservators in Alexandra in full agreement that this property is suitable for pastoral lease tenure.

ADFO concurs and agrees that retirement would do nothing to improve vegetation and is unwarranted. Block limits will give adequate controls.

DFO SAWYER'S COMMENTS

Recommendation endorsed. The Class VIII land should be kept within the lease but a nil stock limitation be placed on it.

CPLO GREGAN'S COMMENTS

While the bulk of the land appears to be entirely suitable for Pastoral Lease tenure, Land Settlement Board policy seems likely to preclude permanent tenure being given over the Class VIII and eroded Class VII land.

CHIEF SOIL CONSERVATOR RAMSAY

The Board supports the ~~reclassification from Pastoral Occupation Licence to~~ ^{issue of a} Pastoral Lease provided the Class VIII lands below Mt Hyde be excluded from lease.

CCL's COMMENTS

Recommendation endorsed, with block limit as suggested.

SURVEY REQUIREMENTS

The boundaries should be adjusted with adjoining runs so they follow actual fencelines, ridges and valley, in which case a plan for the issue of a Pastoral Lease would be compiled from aerial photography.

AERIAL PHOTO REFERENCES

1984/29-31, 3985/33-35

RECOMMENDATION

i That pursuant to Section 145 of the Land Act 1948 the Land Settlement Board accept surrender of the Pastoral Occupation Licence O 61 as at 30 June 1981.

ii That pursuant to Sections 54 and 66 of the Land Act 1948 the lessee be granted a Pastoral Lease for a term of 33 years from 1 July 1981 at an annual rental of \$2025 (2 1/4% LEI).

iii That pursuant to Section 66 Land Act 1948 the stock limitation in the lease be 2800 dry sheep and the personal stock limitation be 3300 dry sheep and 105 cattle (including not more than 100 breeding cows) ~~and~~ a nil limitation for the 350 hectares of land on the western bank of the Upper Arrow River adjacent to Mount Hyde and a block limitation of 400 wethers

from the beginning of January to beginning of April to be fixed on the northern farm of the lease attaching to Trig B.
iv Approval be subject to:
(i) the Crown reserving the right to create a walkway in the Motatapu Valley without compensation.

((ii) the Crown reserving the right to rationalise the lease boundaries without compensation.

DECISION *Head office committee of*
The Land Settlement Board ~~resolution~~

approved / declined.

ur Ref: P339

2 October 1992

Chief Surveyor
Department of Survey & Land Information
Box 896
DUNEDIN

ATTENTION: MAX WARBURTON

Dear Sir

MT SOHO PASTORAL LEASE

A recent search by your staff (Bruce) identified that the Mt Soho POL had not been renewed. This was an oversight with the restructuring of the former Department.

I left with Bruce recently a copy of the Land Settlement Board decision granting a pastoral lease in exchange for the POL. As part of this certain boundary adjustments were proposed. Action on this aspect also contributed to delays in issuing the new lease.

Given the time that has elapsed, I now intend issuing a pastoral lease over the current area of the POL and attending to the boundary adjustments separately. To facilitate this process could you please prepare two copies of a plan to accompany the lease document based on the current boundaries. In addition to this please supply a quote to undertake the survey work associated with the boundary adjustments.

Yours faithfully



K R Taylor
Manager, Alexandra
LANDCORP PROPERTY LIMITED



DEPARTMENT OF LANDS

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

OUR REFERENCE: Lands 11
YOUR REFERENCE:
INQUIRIES PLEASE ASK FOR:

LAND CORPORATION ALEXANDRA
RECEIVED 15 MAY 1989
A/PM ALEXANDRA

12 May 1989

The District Manager
Land Corporation Limited
PO Box 27
ALEXANDRA

Dear Sir

BOUNDARY RATIONALISATION: MOUNT SOHO STATION

I refer to your memorandum of 16 December 1988.

I am pleased to advise that your proposal has been formally approved with this department meeting the cost of the compiled plan.

Landcorp will however be responsible for paying DOSLI and DLR fees for documentation and registration which you may wish to recover through the contract fee.

Yours faithfully

S Beale
for District Manager

Suzanne

Pse see the file to see what is needed next.

You may wish to discuss with me.



Reply to: ALEXANDRA

Our Refs: P 339, P 150
P 195, P 144

Your Ref: Lands 11

16 December 1988

The District Manager
Department of Lands
PO Box 1098
DUNEDIN

Dear Sir

MOUNT SOHO STATION: ISSUE OF PASTORAL LEASE

Your letter of 15 June 1988 refers.

I am endeavouring to have pastoral lease documents prepared for Mt Soho Station, but first boundaries must be defined. This will enable the surrounding lease boundaries to be more accurately fixed for eventual renewal.

All the properties affected are as follows:

Mt Soho - Mr & Mrs Monk

Motatapu Station - Mr & Mrs MacKay

Coronet Peak Station - J W & B R Dagg

Glencoe Station - Mr Waters

Issue of a pastoral lease over Mt Soho was subject to the Crown reserving the right to rationalise the lease boundaries without compensation but the fixing of boundaries will be endeavoured to be done with the agreement of the various lessees.

A plan is attached showing the boundaries of Mt Soho Station in relation to the other three pastoral leases and the proposed new boundaries.

Proposal in General

Following discussions with the various lessees, it is proposed the new boundary follows natural features as set out below:

1. Mt Soho Station and Glencoe Station

The boundary should follow the Soho Creek thereby providing both lessees adequate access for stock water and also allows Glencoe to retain valuable easy terrace to flat lands along the true left bank of Soho Creek. Those areas provide for better mustering facilities.

Invercargill Branch
Land Corporation Building
192 Spey Street
P.O. Box 825
Invercargill
New Zealand
Telephone (021) 44-489
Fax (021) 88-628

Dunedin Office
258 Stuart Street
P.O. Box 5744
Moray Place
Dunedin
New Zealand
Telephone (024) 740-571
Fax (024) 775-162

Alexandra Office
Limerick Street
P.O. Box 27
Alexandra
New Zealand
Telephone (0294) 86-935

Te Anau Office
New Zealand Post Building
Millford Road
P.O. Box 28
Te Anau
New Zealand
Telephone (0229) 7519

The new boundary then follows a track to the end of the boundary of Mt Soho and Glencoe Stations with the exception of the area of swamp beside the track and where the existing fence line deviates slightly. That stretch of boundary is shown on the plan opposite Trig GG.

2. Mt Soho Station - Motatapu Station - Coronet Peak Station

The boundary is to follow the Golspie Burn until it meets the Motatapu river south branch. Again this results in easy access for stock water for both properties.

A creek from the Motatapu south branch continues west to a small clump of bush in the unnamed creek directly above Trig B. This is unmarked on the topographical plan but can be located on aerial photo SN 84360/4 (31 December 1984).

The boundary then continues west to the ridge line on the basis that it remains confined to the catchment. Thereafter it continues up that ridge to a peak 6000m asl then across to the right branch of the Arrow River and down that river.

It is proposed the northerly area of Mt Soho become Unoccupied Crown Land as the area is only marginally suited for long term grazing and in light of this the river, as the most appropriate on the ground boundary, should be adopted.

The adjoining Part Run 444 is Unoccupied Crown Land and so the surrender from Mt Soho would not result in a small isolated Unoccupied Crown Land area.

Adjustments to Annual Rents and Rental Values

Basis on which the annual rent for each lease was set are as follows:

- (i) Mt Soho Station - Land exclusive of improvements as at 6/12/81;
\$100,000
Annual rent based on 2¼% of the LEI: \$2,025
- (ii) Motatapu Station - Land exclusive of improvements as at 2/4/84;
\$660,000; subject to Land Valuation Tribunal hearing
Annual rent based on 1½% of the LEI: \$9,900
- (iii) Coronet Peak Station - Annual rent of \$550 set on a stocking basis.
As no intended adjustment to the annual rent the basis of the stock limit/\$ has not been researched
- (iv) Glencoe Station - Land exclusive of improvements as at 6/5/84;
\$520,000
Annual rent based on 1½% of the LEI: \$7,800

1. Mt Soho and Glencoe Stations

Approximately 41 hectares is to be surrendered from Mt Soho Station and incorporated into Glencoe Station. LEI valued at \$25/ha = \$1,025.

Surrender from Mt Soho with a reduction in the rental value and annual rent of \$1,025.

Surrender from Mt Soho with a reduction in the rental value and annual rent of \$1,025 and \$23.06 (2¼%) respectively.

2. Mt Soho and Motatapu Stations

Approximately 825 ha to be surrendered from Mt Soho and incorporated into Motatapu Station.

Estimated LEI -	545 ha @ \$20/ha	=	\$10,900
	280 ha @ \$ 3/ha	=	\$ 840
			<u>\$11,740</u>

Surrender from Mt Soho with a reduction in the rental value and annual rent of \$11,740 and \$264.15 (2¼%) respectively.

Incorporation into Motatapu Station with an increase in the rental value and annual rent of \$11,740 and \$176.10 (1½%) respectively.

3. Motatapu and Mt Soho Stations

Approximately 202 hectares is to be surrendered from Motatapu Station and incorporated into Mt Soho Station.

Estimated value of LEI - 202 ha @ \$35/ha = \$7,070

Surrender from Motatapu Station with a reduction in the rental value and annual rent of \$7,070 and \$106.05 (1.½%) respectively.

Incorporation into Mt Soho Station with an increase in the rental value and annual rent of \$7,070 and \$159.08 (2¼%) respectively.

4. Mt Soho to Unoccupied Crown Land

Surrender of 181 hectares approximately from Mt Soho Station with that area remaining Unoccupied Crown Land.

Estimated LEI - 181 ha @ \$5/ha = \$905

Surrender from Mt Soho Station with a reduction in the rental value and annual rent of \$905 and \$20.36 (2¼%) respectively.

5. Unoccupied Crown Land to Coronet Peak Station

Incorporation of 3 hectares into Coronet Peak Station with no increase to the annual rent.

Summary of Adjustments

Run Name	Increases		Reductions	
	Rental Value	Annual Rent	Rental Value	Annual Rent
Mt Soho	\$ 7,070	\$106.05	\$13,670	\$299.89
Motatapu	\$11,740	\$176.10	\$ 7,070	\$106.05
Glencoe	\$ 1,025	\$ 15.38	\$ -	\$ -
Coronet Peak	\$ -	\$ -	\$ -	\$ -

Run Name	Final Adjustments	
	Rental Value	Annual Rent
Mt Soho	-\$6,600	-\$193.84
Motatapu	\$4,670	\$ 70.05
Glencoe	\$1,025	\$ 15.38
Coronet Peak	\$ -	\$ -

Stock Limit Adjustments

Mt Soho Station - A gain of 71 su and a loss of 167 su so overall there is a loss of 96 su. This is not considered significant as the property is being farmed along the proposed boundary lines.

Motatapu Station - A gain of 125 su and a loss of 71 su so overall a gain of 54 su. This is not significant.

Glencoe Station - A gain of 155 su is not considered significant.

Coronet Peak Station - The area gained is minimal.

No adjustment to stock limits are proposed.

Survey

The Chief Surveyor advised the Commissioner of Crown Lands on 16 May 1983 that if the run boundary followed natural features such as ridges, gullies, streams, etc then a "photogrammetric plot" of the area would be adequate to enable a compiled plan to be drawn. The cost of which will be met by the Department of Lands.

Recommendation

1. That pursuant to Section 145 of the Land Act 1948 approval is given to surrender of the following areas from Mt Soho Station pastoral lease:

(i) Part Run 23, Knuckle Peak and Kowarau Survey Districts
41 hectares approximately

(ii) Part Run 23, Knuckle Peak Survey District
825 hectares approximately

(iii) Part Run 23, Soho Survey District
181 hectares approximately

The rental value and annual rent be reduced by \$13,670 and \$299.89 respectively.

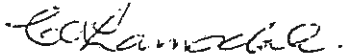
2. That pursuant to Section 145 of the Land Act 1948 approval is given to surrender of Part Run 3348 Knuckle Peak Survey District, 202 hectares approximately from Motatapu Station with a reduction in the rental value and annual rent of \$7,070 and \$106.05 respectively.

3. That pursuant to Section 54(1)(d) and (3) of the Land Act 1948 approval is given to the following incorporations:

(a) The land in 1.(i) above into Glencoe Station with an increase in the rental value and annual rent of \$1,025 and \$15.38 respectively;

- (b) The land in 1.(ii) above into Motatapu Station with an increase in the rental value and annual rent of \$11,740 and \$176.10 respectively.
4. That pursuant to Section 54(1)(d) and (3) of the Land Act 1948 approval is given to incorporation of Part Run 23, Soho Survey District 3 hectares approximately, being part of the land in 1.(iii) above, into Coronet Peak Station with no increase in the annual rent.
- No alteration is to be made to any stock limits.
5. The Department of Lands is to meet the costs of the compiled plan, the Department of Survey and Land Information and District Land Registrars fees for documentation and registration.

Yours faithfully



C A Lamsdale (Mrs)
for Branch Manager

OUR FILE: P 339

LANDS AND SURVEY
DUNEDIN
RECEIVED
3 FEB 1986

YOUR FILE: P 339

From A/DFO Alexandra

Date: 25 November 1985

To CCL Dunedin

Ref.: Ours/Yours of

Person to consult: S Waldron

SUBJECT: PROPOSED BOUNDARY FIXING FOR ISSUE OF RENEWED LEASE - MT SOHO:

Proposal:

To adjust the following affected property boundaries in order to issue pastoral lease documents to Mt Soho Station.

- Mt Soho Station - Mr & Mrs R F Monk
- Coronet Peak Station - J W & B R Dagg
- Motatapu Station - Mr & Mrs D R Mackay
- Glencoe Station - Mr B M Waters

Details of Lease:

Lessee: R F & M K Monk

Land: Run 23, Soho, Knuckle Peak, Shotover and Kawarau SD's

Area: 7901.8918 ha.

Tenure: Pastoral lease (pending compiled plan issue)

Term: Pastoral lease 33 years from 1 (81) *Situated by 1983*

Expires: 30 June 2014

Annual Rent: \$2025

Locality: On Macetown Road, 10 km. from Arrowtown

Stock Limitation: 2800 sheep (incl. nil breeding ewes) plus 10%

Personal Limitation: 3300 dry sheep

105 cattle (including not more than 100 breeding cows)

Block Limitations: A nil limitation for the 350 ha. of land on the western bank of the Upper Arrow River adjacent to Mt Hyde and a block limitation of 400 wethers from the beginning of January to beginning of April be fixed on the northern arm of the lease extending from Trig B.

Physical Features:

1. Aspect: $\frac{2}{3}$ S and SW balance E and NE
2. Rainfall: 350 to 1600mm. approximately
3. Altitude 400m. to 2060m asl.
4. Contour: Moderately steep with very limited easy slopes
5. Area Ploughable: Nil
6. How Watered: Natural streams - adequate
7. Shelter: Natural contour
8. Reversion: Minimal briar and browntop
9. Erosion: Frost heave and windblown erosion on lower sunny aspects.
10. Snow Risk: Moderate to high
11. Balance: Excessive summer country

Soil Types:

1. Mountain Soils:

- Dunstan Steepland - yellow brown earths
- Creighton Steepland - yellow grey and yellow brown earths
- Arrow Steepland - yellow grey earths
- Alpine Steepland - alpine steepland

2. Soils of the Hills and Rolling Lands

- Carrick Hill - yellow brown earths
- Arrow Hill - yellow grey earth
- Creighton Hill - yellow grey earth/yellow brown earth

Copy to C.P.L.O. Please

20 2 85
CCL

3. Soils of the Fans and Terraces:

Nevis - yellow brown earth
 Manuheriki recent soils

Land Classification:

<u>Class:</u>	<u>Area:</u>	<u>% of Property:</u>
VIc	177	2.3
VIIs	25	.3
VIe	300	3.8
VIe2	319	4
VIe3	<u>213</u>	<u>2.7</u>
	1034	13.1
VIIc1	775	9.8
VIIc2	253	3.2
VIIe1	1839	23.2
VIIe2	1212	15.4
VIIe3	1300	16.5
VIIe4	80	1
VIIe5	934	11.8
VIIeb	<u>122</u>	<u>1.5</u>
	6515	82.4
VIIIe	273	3.5
VIIIe2	54	.7
VIIIc1	8	.1
VIIIc2	<u>18</u>	<u>.2</u>
	<u>353</u>	<u>4.5</u>
Totals	<u>7902 ha.</u>	<u>100%</u>

COVER:

160 ha. browntop sweet vernal
 792 ha. hard and silver tussock
 4740 ha. snow, hard and blue tussock (healthy inter-tussock cover)
 1970 ha. hard and blue tussock (fair intertussock cover)
240 ha. snow tussock and alpine cushion
 7902 ha.

Stock Numbers and Production:

	<u>Wethers and Rams:</u>	<u>Cows:</u>	<u>Other Cattle:</u>	<u>S U</u>	<u>Wool:</u>
1981	3500	60	1	3164	3.9
1982		No return sent			
1983		"			
1984	2950		41	2521	4.0
1985	3200		25	2660	4.0

Specific Proposals:

1. Mt Soho (P 339) - Glencoe Station (P 144):

- I have had discussions with both lessees concerning this proposal. Mr Waters is adamant that the new boundary needs to follow Soho Creek. Mr Monk has indicated that he has no objections to this proposal. Field Officer's opinion is that such is good land use because it provides both leases with adequate access for stock water and it also allows Glencoe to retain valuable easy terrace to flat lands along the true left of Soho Creek. The retention of these areas provides for better mustering facilities.

2. Mt Soho (P339) - Motatapu Station (P150).

This involves a relatively complex interchange of land and as a consequence is best dealt with under separate phases.

Phase 1: Glencoe-Motatapu Station Boundary to South Branch of the Motatapu River.

It has been agreed to by both lessees that the new boundary should follow the creek between these two points. I am supportive of this approach because it forms a practical boundary between the two properties. Availability of stock water to both properties is considered sufficient, ~~even although most of the Goldspie Creek will be contained on the newly adjusted Motatapu property.~~

Section 1, 20.6896 ha. exists here although it has no legal access. It is also noted that there is no legal accessway through this area, hence imposition of such is not warranted. *(Footnote: at the divide of Soho creek and Goldspie. Even there is a swam.*

Phase 2:

Please refer to the attached "new boundary" map.

A creek from the Motatapu South Branch continues to a small clump of bush in the unnamed creek directly above Trig B, looking north to south. This is unmarked in the topographical series but can be located on aerial photo SN 8436 D/4. (31 12 84). The new boundary should continue to this point and thence directly to the ridge line on the basis that it remains confined to this catchment. From the attached map one can see that this is marked as point 'M', thereafter it should continue along the ridgeline to that peak which is defined as X and then move to Y and lastly down to the point L, i e along the right branch of the Arrow River.

The proposals within Phases 1 and 2 are similar to the supplied plan with the exception of the following adjustments:

4. ~~Suggested boundary originally followed mainly creek lines whereby proposed line now follows predominantly fences. The fence line is considered sufficient both from a legal and stock point of view.~~
- i. The "alternative boundary" as supplied, does not follow the proposed boundary fence and also is not farmed with the correct lease, Motatapu, as is currently the case.
- ii. The deviation from the original suggestion, at the top of the Soho lease, takes place because the excluded area is only marginally suited for long-term grazing. It is recommended that this area be incorporated with part run 444, Unoccupied Crown Land.

3. Mt Soho (P 339) - Coronet Peak Station (P 195)

1. The proposed adjustment between Coronet Peak and Mt Soho, at the northern portion of the Run, is considered suitable although rather than moving into the Mt Soho lease, such would merely be incorporated into UCL or vice versa (as shown on the map) go from the Mt Soho pastoral lease to Coronet Peak Station.
2. Coronet Peak Station is under no circumstance prepared to release the holding paddock which Mr Monk utilises at the Eight Mile Hut. Coronet Peak currently allows Monks to use such as part of an agreement between themselves. This agreement between the two parties needs to remain without any adjustment of land from the Coronet lease.

Apportionments (A) Rental Adjustments:

Proposals:

1. Mt Soho (P 339) - Glencoe Station (P 144)

The adjustment here sees a loss of 41 hectares from Mt Soho Station to the Glencoe lease.

Land Classification VII

Estimated su/ha. . 35

Area 41 ha.

41 hectares @ .35 su/ha. annual grazing capacity 14.5 su or approximately 15 su.

Estimated LEI value 41 ha. @ \$25/ha. = 1025

LEI adjustment (Glencoe new lease) 1025

Rental adjustment 2 1/2% (new lease) 25

"RELEASED UNDER THE OFFICIAL INFORMATION ACT"
 RELEASED UNDER THE OFFICIAL INFORMATION ACT

2. M. Soho (P339) to Motatapu Station (P 150)

Area to be incorporated into Motatapu Station from the Mt Soho lease.

Land Classification VII & VIII

Estimated su/ha. .15

Area 825 ha.

825 ha. @ .15 su/ha (average) annual grazing capacity 124 su or approximately

Estimated LEI value ^{125 su.} 825 ha.

- (i) 545 ha. @ \$20/ha. 10900
- (ii) 280 ha. @ \$3/ha. 840 11,740

LEI adjustment Motatapu (new lease) 11740

Rental adjustment 2 1/2% (new lease) 294

3. Motatapu Station (P150) to Mt Soho (P 339)

Area to be incorporated into Mt Soho Station from the Motatapu lease

Land Classification VI & VII

Estimated su/ha. .35 su/ha.

Area 202 ha.

202 ha. @ .35 su/ha. annual grazing capacity 71 su or approximately 70

Estimated LEI value 202 ha. @ \$35/ha. 7070

LEI adjustment Mt Soho (new lease) 7070

Rental adjustment 2 1/2% (new lease) 176

4. Coronet Peak

3 ha. no adjustment -

5. Mt Soho to U C L

Land Classification VII & VIII

Estimated su/ha. .15

Area 181 ha.

13/ha @ .15 su/ha (average) annual grazing capacity 28 su.

Est LEI: 181 ha. @ \$5/ha. 905

Rental adjustment 2 1/2% \$23

Summary of rental adjustments:

	<u>Subtractions:</u>	<u>Additions:</u>	<u>Final Alteration:</u>
(i) UCL	-	\$23	\$23*
(ii) Coronet Peak	-	-	-
(iii) Glencoe	-	\$26	\$26
(iv) Motatapu	\$176	\$294	\$118
(v) Mt Soho	\$343	\$176	(- \$167)

Stocking Apportionments:

- 1.* UCL - not applicable
2. Coronet Peak - not significant area therefore ignored.
3. Glencoe - 15 su. not considered worthy of a stocking adjustment
4. Motatapu - Gain of 125 su subsequent loss of 71 su. Overall gain of 54 su. not considered significant.
5. Mt Soho - Gain of 71 su subsequent loss of 167 su. Overall loss of 96 su, not considered significant as property is being farmed along proposed boundary adjustments.

RECOMMENDATIONS:

1. THAT boundary adjustments be completed as per report.
2. THAT the following rental adjustments take place on issue of new leases:

"RELEASED UNDER THE OFFICIAL INFORMATION ACT"
RELEASED UNDER THE OFFICIAL INFORMATION ACT

- Glencoe add \$26
- Motatapu add \$118
- Mt Soho reduce \$167

3. THAT no adjustment take place in any of the stock limitations.

S. G. Waldron
S. G. WALDRON
FIELD OFFICER

agree with proposed boundary adjustments.
The rental values are set to over and above
the values already set by Valuation Dept
for renewal of Glencoe & Motatapu on renewal
1 July 1986.

Mt Soho adjustments to take effect also
from 1 July 1986.

agree the existing base and personal stock
limits remaining unchanged.

Samuel R. Taylor
A/DFO 19/12/85.

Recommendation endorsed.

J. Seear
DFO 11/2/86

Schedule C - Recreation Permit issued to DA & DA Thompson

SUBMISSION TO
COMMISSIONER OF CROWN LANDS

Potential Breach of Statutory Provisions
Submission No A9297

KF REF: ~~Po339~~ RP 17 CCL REF: CASE NO:
Property Name: ~~Mount Soho~~ Lessee: Roger Francis Monk

Nature of Potential Breach:

D A & D A Thompson have had a recreation permit for guided horse trekking over the properties of Motatapu (Po150), Mount Soho (Po339) and Glencoe (Po144) for a term of 5 years from 1 July 1993. The recreation permit expired on 30 June 1998.

Although there has been correspondence with the permit holders since this time pointing out that renewal was required, it appears that the permit holders trading as Back Country Saddle Expeditions are still advertising 3 - 4 day pack trips through the Motatapu Valley in Central Otago.

Discussion:

Letters have been written to the permit holders dating back to 23 April 1998 with the latest correspondence on 11 February 1999.

We are unsure whether the permit holders are still operating, however assuming the advertising information is still current then it appears that they are. The information brochure was forwarded to us by the Wanaka Visitor's Centre thus we can only assume that it is operating. As such, we believe it is a potential breach of the statutory provisions relating to the lease as no recreation permit is held for the activity. Section 66A (7) of the Land Act 1948 states:


Every holder of a pastoral lease who uses or permits to be used any part of the land comprised in the lease or licence for any purpose for which a recreation permit may be issued under this Section, commits a breach of the lease, rendering the lease liable to forfeiture.....

The lessee should be given an opportunity to explain their activities. We are not aware of any privacy issues arising from this report.

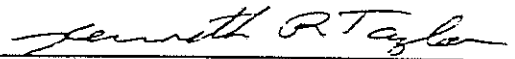
RECOMMENDATION:

That the lessee be written to about the activities of Back Country Saddle Expedition enquiring whether they are still operating on the property and noting the potential breach of statutory provisions that may be occurring.

Signed for Knight Frank (NZ) Limited



Consultant 28 / 10 / 99



Manager 29 / 10 / 99

G Holgate / /

Approved/Declined

Commissioner of Crown Lands / /

APPENDIX: (Available information assessed):

- (1) Copy of expired recreation permit.
- (2) Letter to D A & D A Thompson dated 23 April 1998.
- (3) Letter to D A & D A Thompson dated 2 June 1998.
- (4) File note dated 23 July 1998.
- (5) Letter to D A & D A Thompson dated 13 January 1999.
- (6) Fax to D Thompson dated 11 February 1999.
- (7) Copy of Back Country Expedition's brochure received on 14 September 1999.

RECREATION PERMIT UNDER THE LAND ACT 1948

WHEREAS the Commissioner of Crown Lands acting for and on behalf of HER MAJESTY THE QUEEN (hereinafter referred to as "the Grantor") has under the provisions of the Land Act 1948 authorised a recreation permit to be issued to DA & DA THOMPSON of Cardrona (hereinafter referred to as "the Permit Holder") over that piece or parcel of land more particularly described in the Second Schedule hereto (hereinafter referred to as "the said land").

NOW THEREFORE the Grantor doth hereby authorise the Permit Holder to use the said land for the purpose and activities set out in the First Schedule hereto (hereinafter referred to as "the said operations") for such a term to apply to the respective properties as set out in the Second Schedule hereto SUBJECT TO the payment of an annual fee as is hereinafter set out payable without demand at the office of LANDCORP PROPERTY LIMITED at Alexandra (hereinafter referred to as "Landcorp") AND SUBJECT ALSO to the following conditions, viz:

1. A fee of 2.5% of the gross income received from activities authorised by this permit (exclusive of GST) is payable for this permit. The income on which the fee will be based is to include the charge to clients for all activities and services provided within the pastoral leases but does not include the cost of transport or accommodation outside the leases. A minimum fee of \$200.00 per annum is payable in two instalments; in June for the July to December period and in December for the January to June period in each year of the permit. Any balance is payable by 31 July following each year of the permit.
2. A penalty payment of 1.25% per annum above the BNZ base bank lending rate shall apply for late payment of the fee.
3. The permit does not convey any other rights on the permit holder and relates solely to the activities listed in the first schedule.
4. Within 20 workings days of the end of each year of the permit Landcorp is to be provided with the following by the permit holder:
 - i. Total number of paying clients serviced within the permitted area.
 - ii. Ticket price of permitted activities for the previous year.
 - iii. Total gross income derived from activities authorised by this permit.
5. If so requested by the grantor the permit holder is to provide the grantors agent Landcorp within 20 working days a declaration stating the gross income derived from permitted activities carried out within the permit area. Such a declaration to be signed by the operators accountant or solicitor.

No open fires are to be lit within the permit area.

7. All rubbish is to be removed from the permit area.
8. All gates within the permit area are to be left open or closed as found.
9. Use of huts within the permit area by the permittee or his clients is entirely at the lessees discretion.
10. *Non use of permit:*

Where the permit is not in active use, it may be revoked unless good cause can be shown why this should not happen.

11. *Transfer:*

The permit may not be transferred. Instead the permit must be surrendered and a new permit applied for. Any new permit may be issued on such terms and conditions as the Commissioner of Crown Lands may determine.

12. *Extensions to Existing Permits/New Permits:*

Where the permit holder wishes to extend the range of activities occurring within the permit area, such activities may be added to the permit.

13. *Compliance with Other Acts:*

The permit holder must comply fully with all provisions of relevant legislation and regulations including compliance with the District Plan.

14. *Insurance:*

The permit holder will indemnify the Crown against all claims costs or damages arising out of the activities authorised herein.

15. *Cancellation:*

The permit is liable to cancellation (forfeiture) for non-compliance with conditions of this permit and non payment of fees.

16. *Public Safety:*

The responsibility for ensuring public safety lies with the permit holder.

17. *Buildings:*

The construction of buildings on the permit area associated with the commercial recreation activities requires the consent in writing of the grantor.

Signed this _____ day of _____

19

SIGNED for and on behalf of HER)
MAJESTY THE QUEEN as Grantor by)
the Commissioner of Crown Lands)
in the presence of:)

Commissioner of Crown Lands

Witness: _____

Occupation: _____

Address: _____

SIGNED BY DA & DA THOMPSON of)
CARDRONA)
as grantee in the presence of:)

Witness: _____

Occupation: _____

Address: _____

First Schedule

THAT the permit holder shall operate the following commercial recreation activities on the said land in accordance with the terms and conditions as are herein contained:

Guided Horse Trekking

Second Schedule

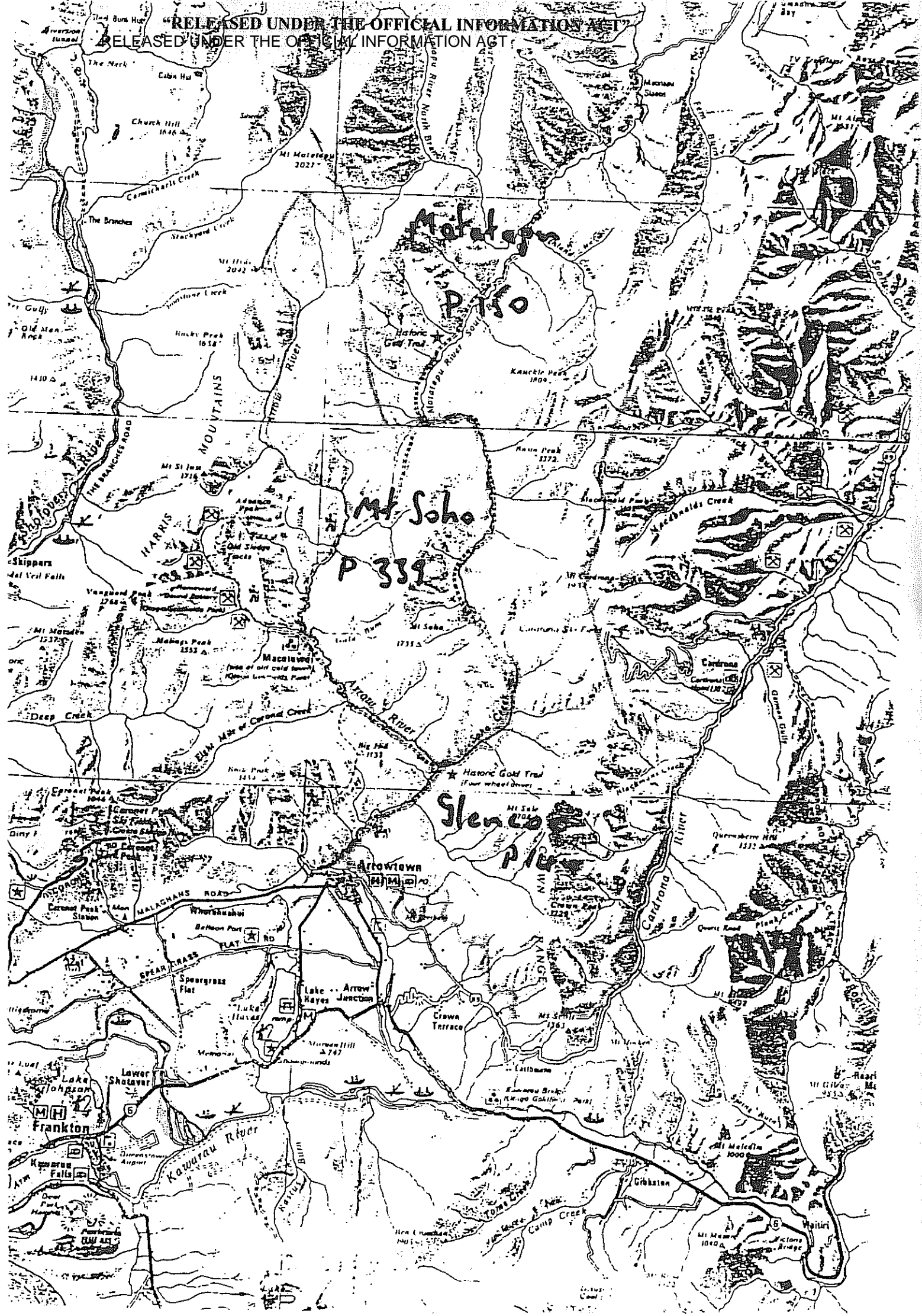
Subject to the conditions of this Recreation Permit approval is given to the permit holder to operate a commercial recreation activity within the area shown on the attached topographical map being within the pastoral leases (s) listed below for a term respective to each property as set out below.

Pastoral Lease

Term

Po150 Motatapu
Po339 Mt Soho
Po144 Glencoe

Five (5) years from 1 July 1993
Five (5) years from 1 July 1993
Five (5) years from 1 July 1993





Our Ref: RP 017

LAND RESOURCES DIVISION

23 April 1998

Knight Frank House
41 - 43 Tarbert Street, Alexandra
Telephone: (03) 448 6935
Facsimile: (03) 448 9099

D A & D A Thompson
Cardrona Valley
RD 1
WANAKA

Dear Mr & Mrs Thompson

RE: RECREATION PERMIT RENEWAL

Further to Tim Whittaker's telephone call to you on 22 April 1998.

It was confirmed that you are still operating the recreation permit granted to you in July 1993.

Our records show that you were granted this recreation permit for guided horse trekking on Motatapu, Mt Soho and Glencoe pastoral leases for a term of 5 years from 1 July 1993. Accordingly this permit expires on 30 June 1998.

It has also come to our notice that you have not been billed for the recreation permit since June 1995. The rental owing to date is set out below:-

1/7/95 to 30/6/96	\$ 225.00
1/7/96 to 30/6/97	\$ 225.00
1/7/97 to 30/6/98	\$ 225.00
Balance Owing to 30/6/98	\$ 675.00

PAID 23/6/98

We would therefore appreciate payment of the outstanding amount at your earliest convenience.

If you wish to continue with the above recreation activities please make application for a new permit to be issued from 1 July 1998.

Corporate Offices

Auckland
Wellington
Christchurch
16 Offices Nationwide

International

Australia	Germany	Malawi	Tanzania
Belgium	Hong Kong	Nigeria	United Kingdom
Botswana	India	Singapore	United States
China	Italy	Spain	of America
France	Japan	Sweden	Zimbabwe

Postal Address:

P O Box 27, Alexandra

Knight Frank (NZ) Limited
(An LPL Group Company)

INTERNATIONAL PROPERTY CONSULTANTS



To renew your recreation permit you will need to complete the following:-

1. The application form (enclosed).
2. New lessee consents.
3. A cheque for \$56.25, being the application fee.
4. You will also need a review of operations for the five years of the permit you currently hold.

We now await your payment of the outstanding fee as above and your advice regarding renewal of your current recreation permit.

Thank you.

Yours faithfully

A handwritten signature in cursive script that reads "Lesley Taylor".

Lesley Taylor
Property Officer
KNIGHT FRANK (NZ) LIMITED



Our Ref: RP 017

LAND RESOURCES DIVISION

2 June 1998

D A & D A Thompson
Cardrona Valley
R D 1
WANAKA

Knight Frank House
41 - 43 Tarbert Street, Alexandra
Telephone: (03) 448 6935
Facsimile: (03) 448 9094

Dear Mr & Mrs Thompson

RE: RECREATION PERMIT RENEWAL

Further to my letter of 23 April 1998.

To date we have had no response to our letter (copy attached) regarding payment of rental due for your current recreation permit and renewal of the recreation permit which is due to expire as at 30 June 1998.

Could you please advise at your earliest convenience if you wish to renew your recreation permit for a further term.

If you wish to renew the permit please complete the forms etc as set out in our letter of 23 April 1998.

We would also appreciate payment of the outstanding fee as soon as possible.

We now await your advice.

Thank you.

*PAID \$ 675-00
23/6/98
[Signature]*

Yours faithfully

Lesley Taylor
Property Officer
KNIGHT FRANK (NZ) LIMITED

Corporate Offices

International

Auckland
Wellington
Christchurch

16 Offices Nationwide

Australia
Belgium
Botswana
China
France

Germany
Hong Kong
India
Italy
Japan

Malawi
Nigeria
Singapore
Spain
Sweden

Tanzania
United Kingdom
United States
of America
Zimbabwe

Postal Address:
P O Box 27, Alexandra

Knight Frank (NZ) Limited
(An LPL Group Company)

INTERNATIONAL PROPERTY CONSULTANTS

23/7/98

P# 034438151

D.A. Thompson rang.

Advised he wishes to renew
his ice permit. Waiting to
get ~~license~~ permission.
Will be in contact in near
future.

Our Ref: RPO 017
(A9009)

LAND RESOURCES DIVISION

13 January 1999

Knight Frank House
41 - 43 Tarbert Street, Alexandra
Telephone: (03) 448 6935
Facsimile: (03) 448 9099

D A & D A Thompson
Cardrona Valley
RD 1
WANAKA

Dear Mr & Mrs Thompson

RE: RECREATION PERMIT RENEWAL

Further to my letter of 2 June 1998 and your telephone response of 23 July 1998.

You advised that you were waiting to get lessee permission to continue with your activity and that you would be in contact with us in the near future.

It is now six months later and we still have had no advice from you regarding the renewal of your recreation permit. Your recreation permit expired as at 30 June 1998.

We assume that you are **not operating** and should you wish to renew your recreation permit you will need to complete the following:-

1. The application form (enclosed).
2. New lessee consents.
3. A cheque for \$56.25, being the application fee.
4. You will also need a review of operations for the five years of the permit you were operating.

I have enclosed another application form for you to complete should you wish to apply for a new recreation permit.

Corporate Offices

Auckland
Wellington
Christchurch

13 Offices Nationwide

International

Australia
Belgium
Botswana
China
France
Germany

Hong Kong
India
Italy
Japan
Malawi
Monaco

Nigeria
Portugal
Singapore
South Africa
Spain
Sweden

Tanzania
The Netherlands
United Kingdom
United States
of America
Zimbabwe

Postal Address:

P O Box 27, Alexandra

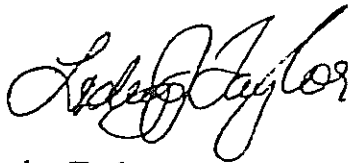
Knight Frank (NZ) Limited
(An LPL Group Company)

INTERNATIONAL PROPERTY CONSULTANTS

We would now appreciate a response at your earliest convenience.

Thank you.

Yours faithfully



Lesley Taylor
Property Officer
KNIGHT FRANK (NZ) LIMITED



KNIGHT FRANK HOUSE, 41-43 TARBERT STREET,
P O BOX 27, ALEXANDRA NZ
Phone: (03) 448-6935 Fax (03) 448-9099

FAXED

FACSIMILE TRANSMISSION SHEET

FAX NO: 03 4431712 NO OF PAGES (Including cover sheet) X2
ATTENTION: DEBBIE THOMPSON
COMPANY: BACK COUNTRY SAFARI EXPEDITIONS
FROM: LESLEY TAYLOR, ALEXANDRIA
DATE: 11-2-99
SUBJECT: RECREATION PERMIT

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

Further to our telephone call this morning. Please find attached the consent form the 3 lessees need to sign. One each.
If you require new application forms, please advise.
It would be appreciated if the renewal of this recreation permit could be finalised and tidied up as soon as possible.
Thank you.

Lesley Taylor