

## **Crown Pastoral Land Tenure Review**

**Lease name : Mt STALKER**

**Lease number : PO 341**

### **Due Diligence Report (including Status Report) - Part 1**

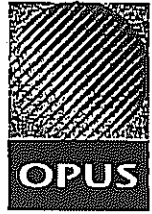
This report and attachments results from a pre-Tenure Review assessment of the pastoral lease for the purpose of confirming land available for Tenure Review and any issues, rights or obligations attaching to it. The information is gathered from files and other sources available to the LINZ contractor.

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**

RELEASED UNDER THE OFFICIAL INFORMATION ACT



# DUE DILIGENCE REPORT CPL PRE TENURE REVIEW ASSESSMENT STANDARD 6:

## MOUNT STALKER PASTORAL LEASE

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File Ref: CON/50239/09/12584/1 Report No: DN0016 Report Date: 16/3/2001  
Office of Agent: Dunedin LINZ Case No: TRO/79 Date sent to LINZ: 16/3/2001


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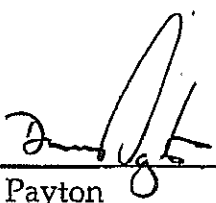
### RECOMMENDATIONS

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:

The mining permit registered as OT9D/622 expired on 26 February 2001. Crown Minerals, Ministry of Economic Development has received an application from the licence holder to extend the duration of the licence, however, approval has not yet been granted. In the interim, the licence holder has been granted a special 6-month extension to the licence, while their application is being heard.

Signed by Opus:

  
\_\_\_\_\_  
M Brown  
Consultant

  
\_\_\_\_\_  
D Payton  
Contract Manager

Approved/Declined (subject to a delegation from the Commissioner of

**1. Details of lease:**

Lease Name: Mount Stalker  
Location: On the southeast slopes of the Kakanui Mountains on Tulliemet Road 13 kilometres west of Herbert  
Lessee: Dirk Leonard and Phylis Robyn Van Reenan  
Tenure: Pastoral Lease P.341 subject to section 66 of the Land Act 1948 and registered under section 83 of the Land Act 1948.  
Term: 33 years from 1 July 1969  
Annual Rent: N/A (*Old stock system*)  
Rental Value: \$1,200 per annum  
Date of Next Review: 30 June 2002  
Land Registry Folio Ref: C.L. 9C/1135  
Legal Description: Run 807, situated in Blocks IX, XII, XIII, XIV, & XV Waihemo Survey District and Block XV Otepopo Survey District  
Area: 5600 hectares

**2. File Search**

Files held by Agent (Knight Frank (NZ) Ltd) on behalf of LINZ:

File Reference	Volume	From	To
P341	1	-	26/4/1977
P341	2	26/4/1977	18/10/1989

Files held by Agent (Opus International Consultants) on behalf of LINZ

File Reference	CON/50239/09/12584/A-ZNO
Volume	1
First Folio Number	1
Date	1/11/2000
Last Folio Number	-
Date	Current (comprises extracts of Tenure Review Files)

Other relevant files held by LINZ:

File Reference	Volume	From	To
P341	3	18/10/1989	30/6/2000
P341	4	1/7/2000	Current

**3. Summary of lease document:**

**Terms of lease**

*Stock Limitation in Lease*

4050 Sheep (including not more than 3000 wethers)  
150 Cattle (including not more than 50 breeding cows)

*Commencement Date*

1 July 1969

*Special Provisions*

There are no special provisions within the lease.

**Area adjustments**

There are no discrepancies in the lease area.

**Registered interests**

*Mortgage*

971530.2 To Rabo Wrightson Finance Limited, 15/7/1999

*Land Improvement Agreements*

517989 Pursuant to Section 30A Soil Conservation and Rivers Control Act 1941, 20/6/1979  
543709 Pursuant to Section 30A Soil Conservation and Rivers Control Act 1941, 22/10/1980

*Conservation Covenant*

826535.2 Pursuant to Section 77 Reserves Act 1977, 23/3/1993

**Unregistered interests**

Part of the lease is covered by Prospecting Permit 39/143, held by Macraes Mining Company Limited, under the Crown Minerals Act 1991. The permit is registered as OT9D/622, however, this has not been recorded against the lease. This licence expired on 26 February 2001, however, the licence holder has submitted an application to Crown Minerals, Ministry of Economic Development for an extension of the duration. A special interim extension has been granted while their application is being processed.

There are no other unregistered interests recorded on the file.

**4. Summarise any Government programmes approved for the lease:**

Former lessees entered into two Land Improvement Agreements under the Soil Conservation and Rivers Control Act 1941. Both agreements were registered against the title in 1980. Agreement 517989 outlines a course of Government subsidies for erosion control fencing and cattle proofing. Agreement 543709 outlines a course of Government subsidies for erosion control fencing and aerial top dressing and oversowing.

**5. Summary of Land Status Report:**

Opus International Consultants Limited undertook a Land Status Report on 30 November 2000. This confirms the status of the land as Crown Land under the Land Act 1948, pursuant to section 66 of the Land Act 1948, and registered under section 83 of the Land Act 1948.

The following items were identified for possible consideration in the Context of Due Diligence:

1. A field inspection may be required to ascertain if streams within this pastoral lease could be subject to Section 24 of the Conservation Act 1987. No evidence has been found that this aspect was considered on the creation of this lease on 1 July 1969. The Crown Land Reserved from Sale under section 58 of the Land Act 1948 along Kauru and Waianakarua (North Branch) Rivers is now deemed to be a marginal strip of the same width (section 24(3) Conservation Act 1987, effective date, 10/4/1990). The boundaries of the marginal strip do not change (section 24G(7) Conservation Act 1987).
2. Prospecting Permit 39/143 under the Crown Minerals Act 1991 covers part of this lease. The permit holder is the Macraes Mining Company Limited. The permit is for a period of two years commencing in 26 February 1999, and is registered as OT9D/622 [Otago Registry].

**6. Review of topographical and cadastral data:**

A review of the topographical and cadastral plans attached to the Land Status Report reveals that there are no long distance transmission lines, communication sites, or other facilities on the property.

There is an airstrip which crosses onto the property along Tulliemet Road.

There is a hut at the end of Tulliemet Road.

**7. Details of any neighbouring Crown or conservation land**

	<i>Legal Description</i>	<i>Status</i>	<i>Owner</i>
<i>North</i>	Part Run 572	Pastoral lease	Alexander MV, Kane JR, LS, & JD

	<i>Legal Description</i>	<i>Status</i>	<i>Owner</i>
	Part Run 217B Blocks XII and XIII Waihemo Survey District	Unallocated Crown Land Marginal Strip	Her Majesty The Queen Department of Conservation
<i>South</i>	Run 700 Crown Land Block XIV Otepopo Survey District	Pastoral lease Marginal Strip	Muldrew GA & KH Department of Conservation
<i>East</i>	Not Applicable		
<i>West</i>	Run 819	Pastoral Lease	TG Gunn

**8. Summarise any uncompleted actions or potential liabilities:**

The Mining Licence registered as 9D/622, an unregistered interest against this property has expired. Information received from Crown Minerals, Ministry of Economic Development states that the licence holders have applied for an extension of the duration of the permit, but it has yet to be approved. A special interim extension for six months has been granted while the extension application is being heard.

A copy of the mining licence and the file note outlining the discussion with Crown Minerals, Ministry of Economic Development have been attached to this report.

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ATTACHMENTS



COMPUTER INTEREST REGISTER  
UNDER LAND TRANSFER ACT 1952



Historical Search Copy

  
R.W. Muir  
Registrar-General  
of Land

Identifier OT9D/622  
Land Registration District Otago  
Date Registered 16 March 1999 09:00

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Type	Permit under s81 Crown Minerals Act 1991		
Area	37000.0000 hectares more or less	Term	Two years commencing on the 26th day of February 1999
Legal Description	All that area of land situated in the Otago Land District as shown on the attached plans.		
Original Proprietors	Macraes Mining Company Limited		

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Interests



90/622

**Crown Minerals**

REGISTERED

12 March 1999

District Land Registrar  
Private Bag 1929  
DUNEDIN

**PROSPECTING PERMIT 39 143  
BY MACRAES MINING COMPANY LIMITED**

I enclose four copies of the above permit signed under delegated authority.

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.

  
U M Jina  
for Business Manager, Minerals

Encl.

OTAGO  
LAND REGISTRY OFFICE

PROSPECTING PERMIT 39 143  
CROWN MINERALS ACT 1991

PERMIT HOLDER: Macraes Mining Company Limited  
C/- Anderson Lloyd, Level 9, Otago House  
Cnr Princes Street and Moray Place  
DUNEDIN

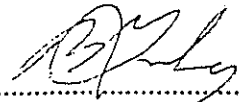
NOW THEREFORE: I, BARRIE JOHN FOWKE, Manager Crown Minerals, acting  
under delegated authorities of 4 November 1997 and 9  
November 1998

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

WHICH HEREBY gives the exclusive rights to prospect for all metallic and non-metallic  
minerals covered by the Minerals Programme 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 26<sup>th</sup> day of February 1999

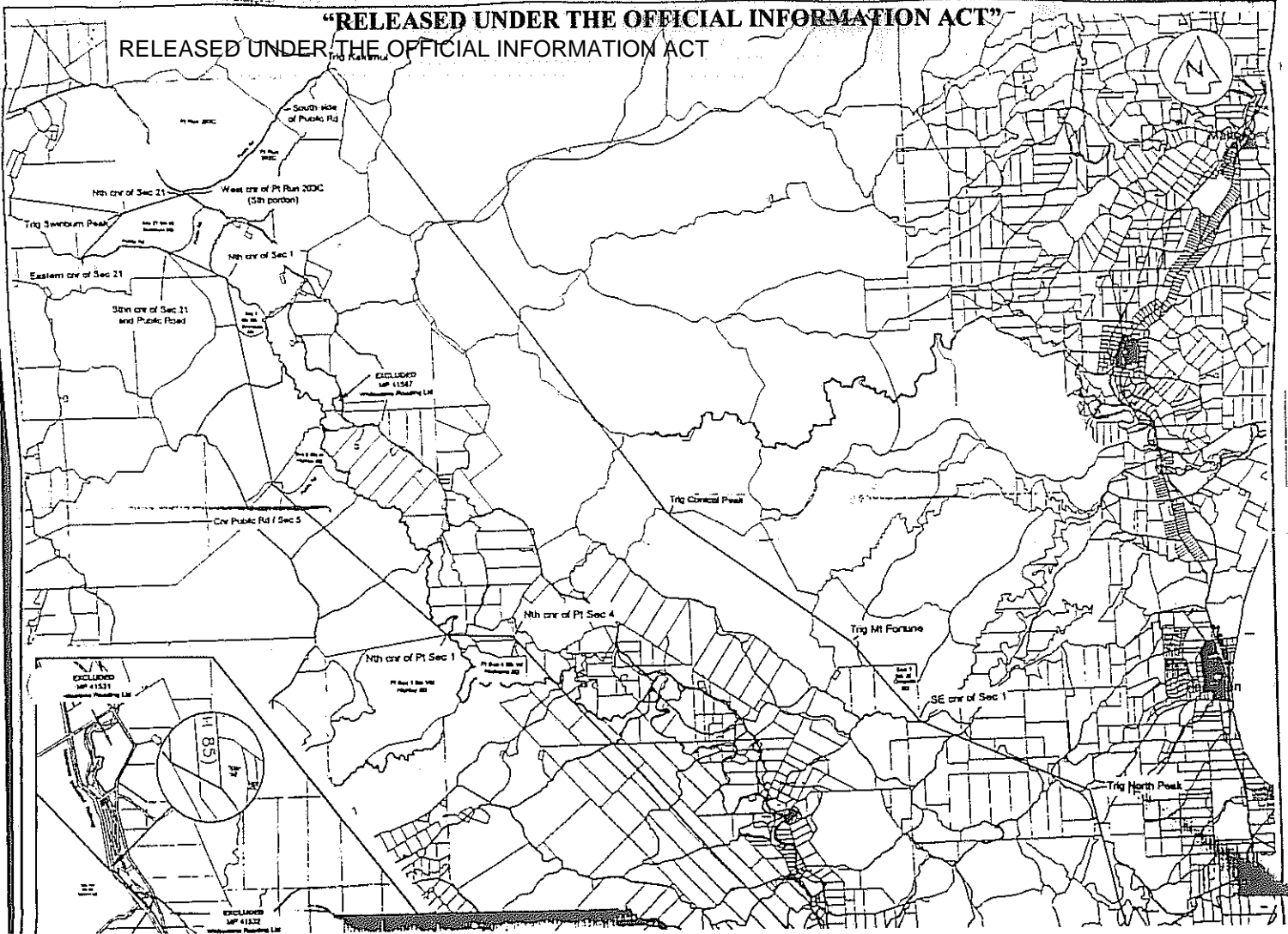
  
.....  
Manager Crown Minerals

PROSPECTING PERMIT 39143

Macraes Mining Co Ltd  
Otago Land District  
Waitaki District Council  
Area : 370 square kilometres

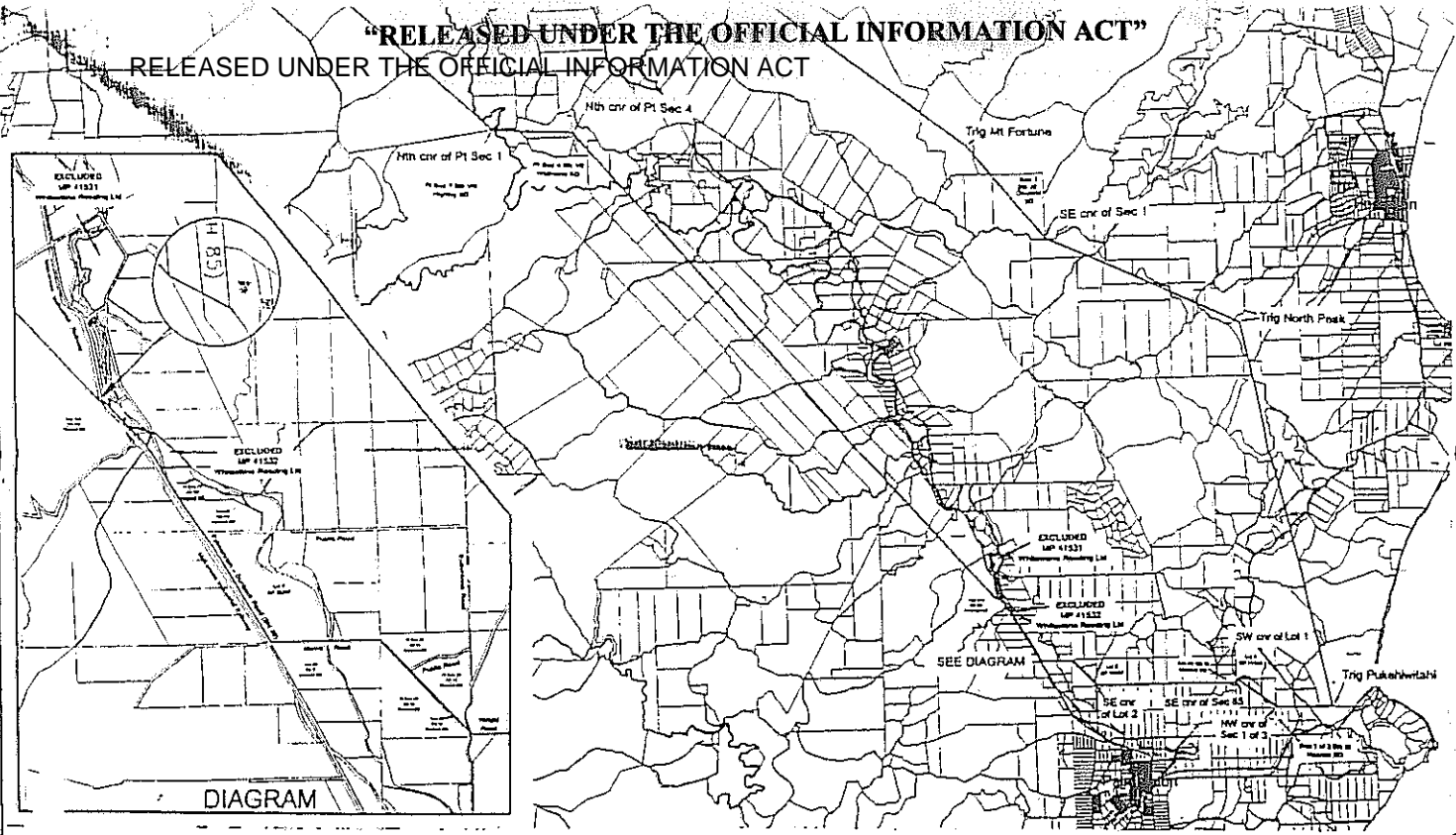
All that area of land situated in the Otago Land District, containing 370 km<sup>2</sup> approximately, shown on the attached plan .

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**Prospecting Permit 39 143**  
Macraes Mining Company Limited  
Waitaki District Council  
Otago Land District  
Area : 370 Square Kilometres  
Scale 1 : 75000

**Second Schedule  
Conditions of Prospecting Permit 39 143**

Work Programme

- 1 The permit holder shall make all efforts to prospect in accordance with good industry practice and shall carry out as a minimum the following work programme for the purpose of identifying land likely to contain the mineral resource to which this permit applies:

Conduct a programme of literature review, geological mapping and geochemical sampling. Also conduct a programme of trenching and channel sampling and geophysics as appropriate.

Reports

- 2 The permit holder shall, within sixty days following the anniversary of the date of granting the permit, submit to the Secretary two copies of each technical report completed during the preceding twelve months.

Fees

3. The permit holder shall pay any prescribed fees that apply to this permit.

4D/622

THE CROWN MINERALS ACT 1991

PROSPECTING PERMIT No. 39 143

Manager Crown Minerals

TO

MACRAES MINING COMPANY LIMITED

Area: 370 square kilometres

MEMORIALS

Particulars entered in the Register shown in the  
First Schedule herein on the date and at the time  
stamped below.

.....  
District/Assistant Land Registrar

Registry Office Use Only



REGULAR ENTERED IN REGISTER  
LAND REGISTRY OF NEW ZEALAND  
FOR REGISTRAR GENERAL OF LAND

9.00 16.MAR 1964 0421

FILE COPY ⊕

4D/622

## FILE NOTE

16/5/2001

Mike Brown – Opus International

Mount Stalker Pastoral Lease

The Dasher Pastoral Lease

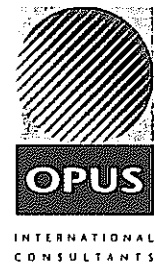
Contacted Crown Minerals, Ministry of Economic Development regarding the expiry of Mining permit registered as OT 9D/622.

Was informed by staff that an application for extension of duration has been received from the licence holder, but as yet no decision has been made. In the mean time, an interim permit for six months has been granted while the extension application is being heard.



Project Number 6NL584.TR/016YD

7



This report has been prepared on the instruction of Land Information New Zealand in terms of Contract No: 50239 dated 1 November 2000 and is undertaken for the purposes of the Crown Pastoral Land Act 1998.

<b>LAND STATUS REPORT for Mount Stalker Tenure Review</b>	LIPS Ref 12584
Property 1 of 1	

<b>Land District</b>	Otago
<b>Legal Description</b>	Run 807, situated in Blocks IX, XII, XIII, XIV & XV Waihemo Survey District and Block XV, Otepopo Survey District.
<b>Area</b>	5600 hectares
<b>Status</b>	Crown Land under the Land Act 1948 subject to Pastoral Lease P.341 under Section 66, of the Land Act 1948 and registered under Section 83 of the Land Act 1948
<b>Instrument of title / lease</b>	C.L. 9C/1135
<b>Encumbrances</b>	Subject to :- <ul style="list-style-type: none"> <li>• 517989 Land Improvement Agreement pursuant to Section 30A Soil Conservation and Rivers Control Act 1941.</li> <li>• 543709 Land Improvement Agreement pursuant to Section 30A Soil Conservation and Rivers Control Act 1941.</li> <li>• 826535.2 Conservation Covenant pursuant to Section 77 Reserves Act 1977</li> </ul>
<b>Mineral Ownership</b>	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.
<b>Statute</b>	Land Act 1948 & Crown Pastoral Land Act 1998

<b>Data Correct as at</b>	30/11/2000
[Certification Attached]	

<b>Prepared by</b>	John Kirk
<b>Crown Accredited Agent</b>	Opus International Consultants Ltd, Dunedin

LAND STATUS REPORT for Mount Stalker Tenure				LIPS Ref 12584
Review				
Property	1	of	1	

**Certification**

Pursuant to Section 11(1)(l) of the Survey Act 1986 and acting under delegated authority of the Surveyor-General pursuant to Section 11(2) of that Act, I hereby certify that the land described above is Crown Land under the Land Act 1948 subject to Pastoral Lease OT9C/1135.

**Max Haydn Warburton**  
**Chief Surveyor**  
**Land Information New Zealand, Dunedin.**

191 12. 12000

<p><b>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.</b></p>	<ul style="list-style-type: none"> <li>• A field inspection may be required to ascertain if streams within this pastoral lease could be subject to Section 24 of the Conservation Act 1987. No evidence has been found that this aspect was considered on creation of this lease on 2 December 1981. The C.L Reserved from Sale under Section 58 of the Land Act 1948 along Kauru and Waianakarua (north branch) Rivers 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).</li> <li>• Part of this lease is covered by Prospecting Permit 39/143 under the Crown Minerals Act 1991 Permit Holder Macraes Mining Company Limited. The permit is for a period of two years commencing on 26 February 1999. Registered as OT9D/622 [Otago Registry]</li> </ul>
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LAND STATUS REPORT for Mount Stalker Tenure		LIPS Ref 12584
Review		
Property	1	of 1

**Research Data:** Some Items may be not applicable

SDI Print Obtained	Yes
NZMS 261 Ref	I 42
Local Authority	Waitaki District Council
Crown Acquisition Map	Kemp Purchase
SO Plan	<p>NE Roll 1880- being the original definition of Runs 217b &amp; 209</p> <p>SO 703- Plan of Part of Run 572 Kakanui. Kauru &amp; Waihemo Survey Districts. Dasher Country [July 1916] this is for adjoining land.</p> <p>SO 704-Plan of Part Run 572 and Part Run 571 Kakanui &amp; Waihemo Survey District. [July 1916]</p> <p>SO 20516-Plan of Section 4, Blk XIV, Otepopo Survey District. [Dec 1982] this is for adjoining land</p> <p>SO 20540 –plan of Run 807, situated in Blocks IX, XII, XIII, XIV &amp; XV Waihemo Survey District and Block XV, Otepopo Survey District this plan defines this pastoral lease. [Jan 1983]</p> <p>SO 23770- plan of conservation covenant within this lease marked A &amp; B on SO 23770 [Feb 1992]</p>
Relevant Gazette Notices	Nothing found
CT Ref / Lease Ref	OT9C/1135 current lease CL's 2C/750 & 4B/267 former leases
Plan Index	Copies attached
Legalisation Cards	SO 23770 and SO 20540 copies attached, no actions recorded.
CLR	Supports Pastoral Status
Allocation Maps (if applicable)	LIPS maps- searched no land found DOC allocation- no allocations found

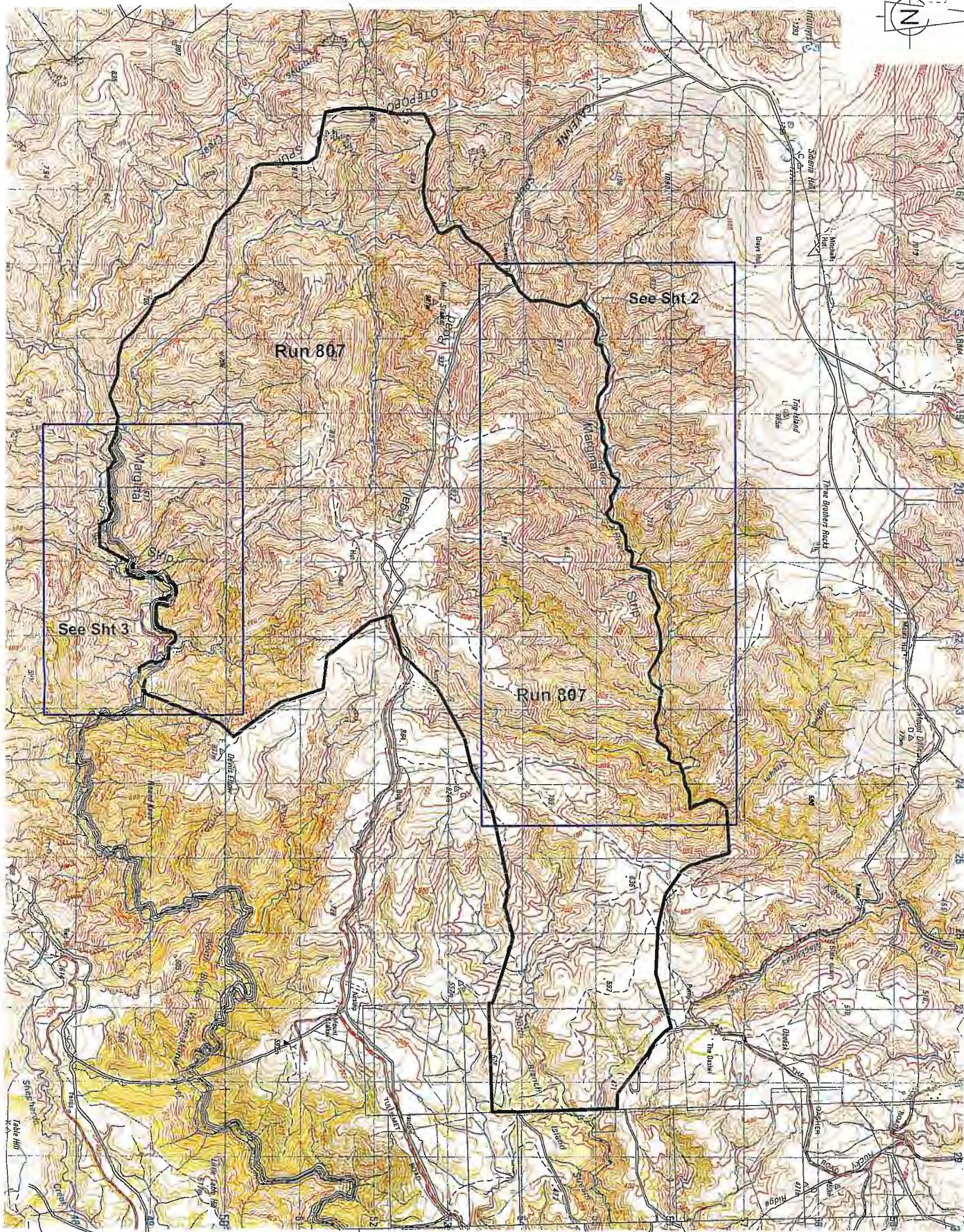
LAND STATUS REPORT for Mount Stalker Tenure Review		LIPS Ref 12584
Property	1	of 1

	Other SOEs- searched nothing found
VNZ Ref - if known	26170 13400
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, along Kauru and Waianakarua (north branch) Rivers  b) Dec 1981  c) SO 20540

LAND SEARCH REPORT for Mount Stalker Tenure		LIPS Ref 12584
Review		
Property	1	of 1

Research – *continued*

If Crown land – Check Irrigation Maps.	
Mining Maps	
<p>If Road</p> <p>a) Is it created on a Block Plan – Section 43(1)(d) Transit NZ Act 1989</p> <p>b) By Proc</p>	<p>a) SO Plan not applicable</p> <p>b) Proc Plan</p> <p>c) Gazette Ref</p>
<p>Other Relevant Information</p> <p>a) Concessions – Advice from DOC or Knight Frank.</p> <p>b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998</p> <p>c) Mineral Ownership</p> <p>d) Other Info</p>	<p>a) The Department of Conservation has been consulted and no Conservation area status land has been identified within the boundary of this property.</p> <p>b)</p> <p>c) Either</p> <p><input type="checkbox"/> Mines and Minerals are owned by the Crown because the land has never been alienated from the Crown since its acquisition for settlement purposes from the former Maori owners under 1848 Kemp Purchase</p> <p><input type="checkbox"/> Contained in [provide evidence].</p> <p>d)</p>



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

Version	1	2	3	4	5
Otago Land District	Sheet 1 of 3				
NZMS 260 1.42	Date 29/11/2000				

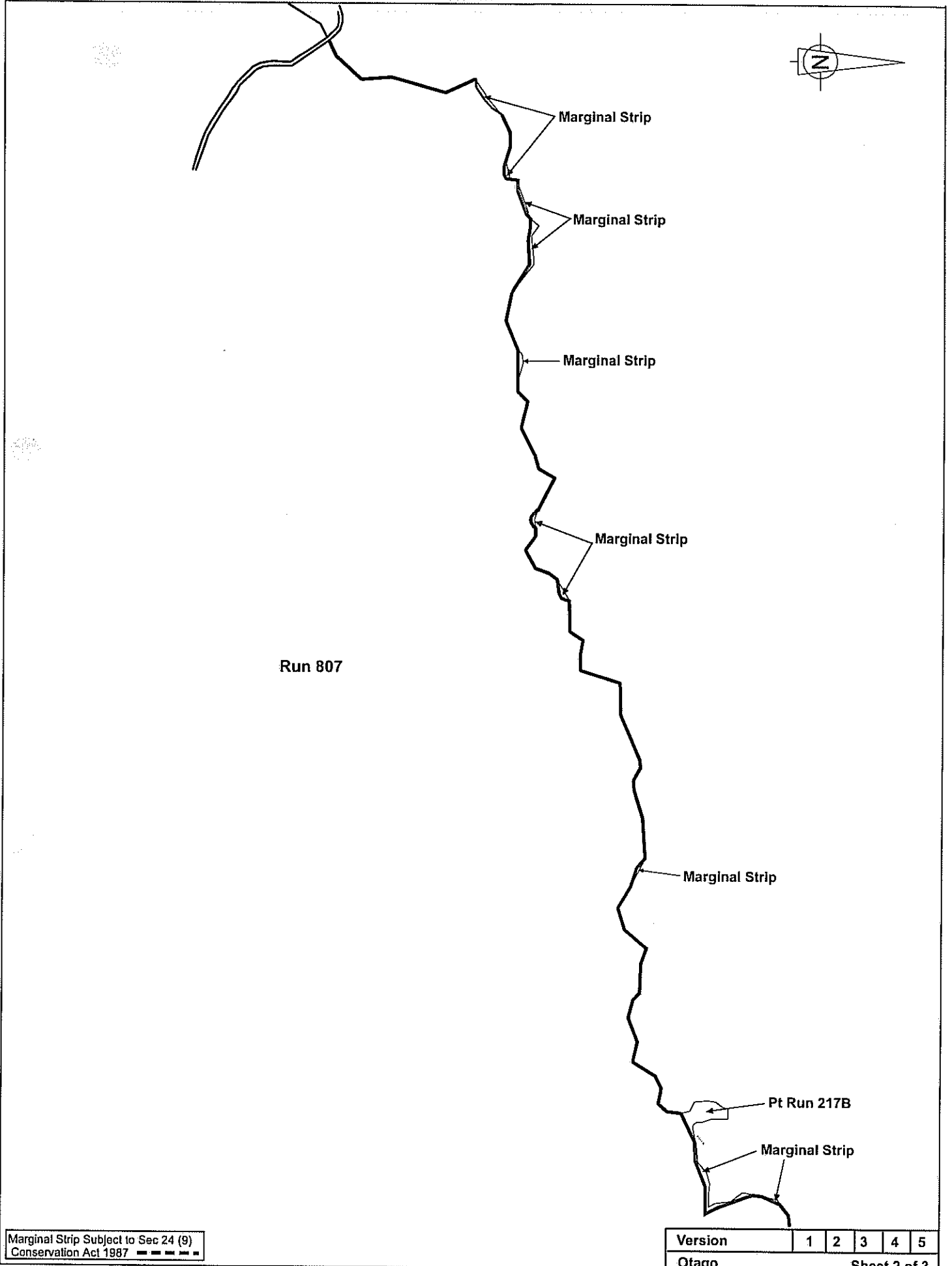


Mt Stalker

Scale 1 : 50000

0 1000 2000 3000 4000 5000m

Graphics by :



Run 807

Marginal Strip

Marginal Strip

Marginal Strip

Marginal Strip

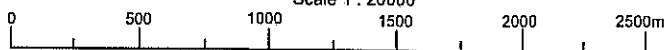
Marginal Strip

Pt Run 217B

Marginal Strip

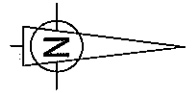
Marginal Strip Subject to Sec 24 (9)  
Conservation Act 1987 - - - - -

Mount Stalker  
Scale 1 : 20000



Version	1	2	3	4	5
Otago District NZMS 260					
	Sheet 2 of 3				
	Date 28/11/2000				





Run 807

Marginal Strip

Run 807

Marginal Strip

Run 807

Run 807

Run 807

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

Version	1	2	3	4	5
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Otago Land District  
NZMS 260 1.42

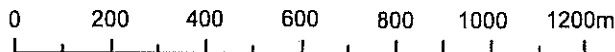
Sheet 3 of 3  
Date 28/11/2000



INTERNATIONAL CONSULTANTS

### Mount Stalker

Scale 1 : 15000



Graphics by :  
TL Survey services Ltd DUNEDIN





COMPUTER INTEREST REGISTER  
UNDER LAND TRANSFER ACT 1952



Search Copy

*Brendan Boyle*  
Brendan Boyle  
Registrar-General  
of Land

Identifier **OT9C/1135**  
Land Registration District **Otago**  
Date Registered 23 May 1984 11:12

**Prior References**  
OT9C/1133

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<b>Type</b>	Lease under s83 Land Act 1948	<b>Term</b>	33 years from 1 July 1969
<b>Area</b>	5600.0000 hectares more or less		
<b>Legal Description</b>	Run 807		

**Proprietors**  
Dirk Leonard Van Reenan and Phyllis Robyn Van Reenan

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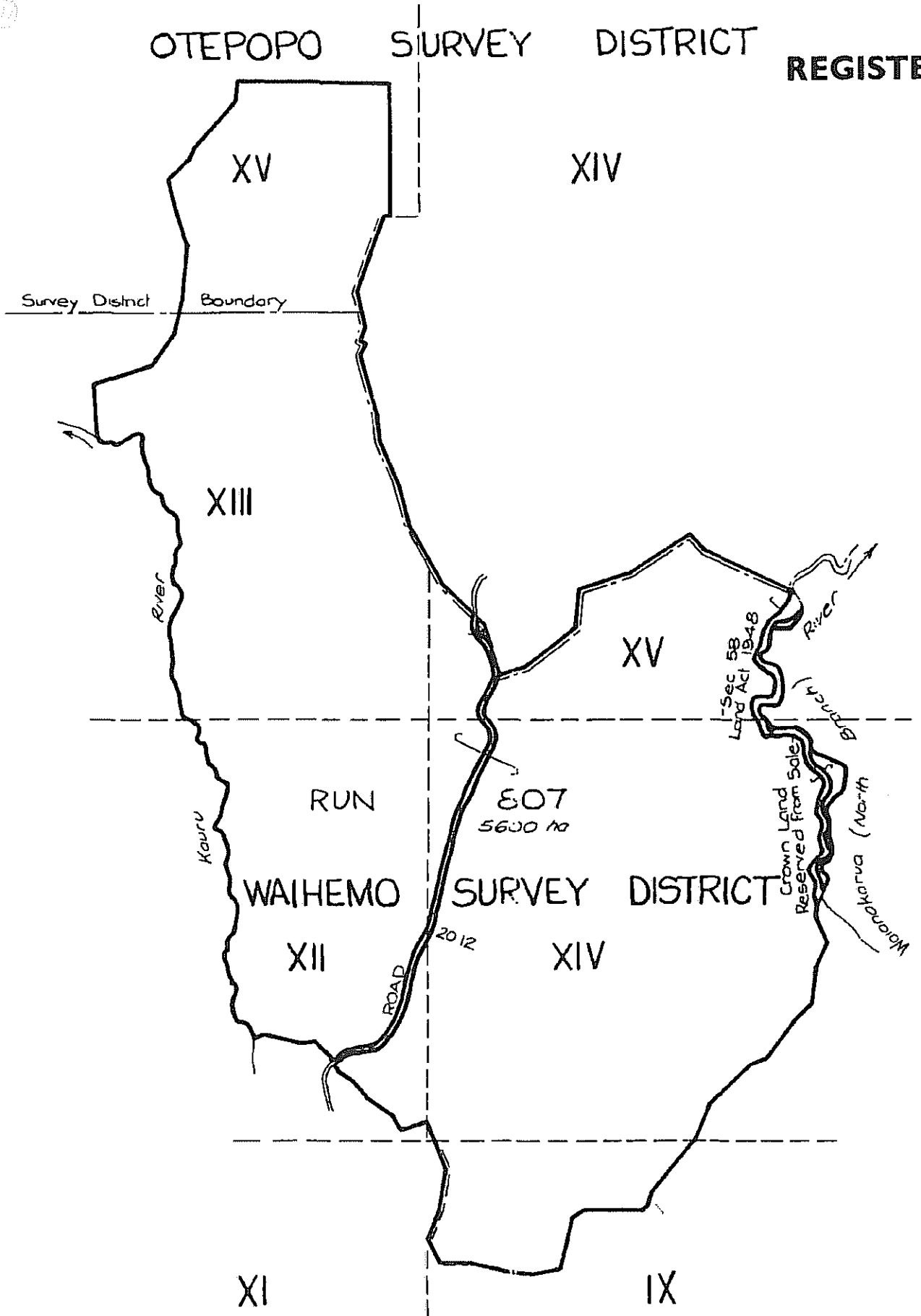
**Interests**

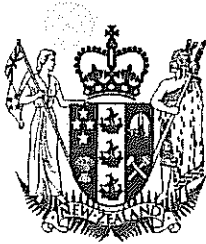
517989 Land Improvement Agreement pursuant to Section 30A Soil Conservation and Rivers Control Act 1941 - 20.6.1979 at 2.27 pm  
543709 Land Improvement Agreement pursuant to Section 30A Soil Conservation and Rivers Control Act 1941 - 22.10.1980 at 2.30 pm  
826535.2 Conservation Covenant pursuant to Section 77 Reserves Act 1977 - 25.3.1993 at 10.45 am  
971530.2 Mortgage to Rabo Wrightson Finance Limited - 15.7.1999 at 9.00 am

Identifier

OT9C/1135

OTEPOPO SURVEY DISTRICT REGISTE





COMPUTER INTEREST REGISTER  
UNDER LAND TRANSFER ACT 1952



Historical Search Copy

*Brendan Boyle*  
Brendan Boyle  
Registrar-General  
of Land

Identifier **OT9C/1135**  
Land Registration District **Otago**  
Date Registered 23 May 1984 11:12

**Prior References**  
OT9C/1133

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<b>Type</b>	Lease under s83 Land Act 1948	<b>Term</b>	33 years from 1 July 1969
<b>Area</b>	5600.0000 hectares more or less		
<b>Legal Description</b>	Run 807		

**Original Proprietors**  
Dirk Leonard Van Reenan and Phyllis Robyn Van Reenan

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**Interests**

517989 Land Improvement Agreement pursuant to Section 30A Soil Conservation and Rivers Control Act 1941 - 20.6.1979 at 2.27 pm  
543709 Land Improvement Agreement pursuant to Section 30A Soil Conservation and Rivers Control Act 1941 - 22.10.1980 at 2.30 pm  
826535.2 Conservation Covenant pursuant to Section 77 Reserves Act 1977 - 25.3.1993 at 10.45 am  
971530.2 Mortgage to Rabo Wrightson Finance Limited - 15.7.1999 at 9.00 am

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NEW ZEALAND

Issued in Lieu of Leases  
former references

Vol 9C/ Fol. 1133  
Vol. Fol

L. and S. Ref P 341

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

PASTORAL LEASE UNDER  
THE LAND ACT 1948

the 23rd day of May  
at 11 o'clock.  
REGISTER  
Assistant Land Registrar.

9C/1135

**This Deed**, made the 2nd day of December 1981, between HER MAJESTY THE QUEEN (hereinafter referred to as "the Lessor"), of the one part, and Treble Holdings Limited a company incorporated under the Companies Act 1955 and having its registered office at Oamaru (hereinafter referred to as "the Lessee"), of the other part, WITNESSETH that, in consideration of the rent

hereinafter, reserved, and of the covenants, conditions, and agreements herein contained or implied and on the part of the Lessee to be paid, observed, and performed, the Lessor does hereby demise and lease unto the Lessee ALL that parcel of land containing by admeasurement 5600 hectares more or less, situated in the Land District of Otago and being Run 807 situated in Blocks IX XII XIII XIV and XV Waihemo Survey District and Block XV Otagopo Survey District

For diagram - See separate sheet

as the same is more particularly delineated with bold black lines on the plan hereon, together with rights, easements, and appurtenances thereto belonging. TO HOLD the said premises intended to be hereby demised unto the Lessee for the balance of the term of 33 years from 1 July 1969 Yielding and paying therefor unto the Department of Lands and Survey at Dunedin the annual rental of \$1200.00 payable without demand by half-yearly payments in advance on the 1st day of January and the 1st day of July in each and every year during the said term

AND it is hereby declared and agreed that these presents are intended to take effect as a Pastoral Lease under the Land Act 1948

and to conditions 1 and 2 set out below

and that subject as aforesaid/the terms and conditions thereof are, with the necessary modifications, the same as those contained or implied in Pastoral Lease No P 325A. This lease is issued pursuant to Section 93 of the Land Act 1948 on the subdivision of the land contained in Pastoral Lease No P 325A

registered as Vol Folio Otago Registry.

Assistant

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

Signed by the said/Commissioner, on behalf of the Lessor, in the presence of—

Witness  
Occupation  
Address

Assistant Commissioner of Crown Lands.

Signed by the above-named Lessee in the presence of—

Witness  
Occupation  
Address

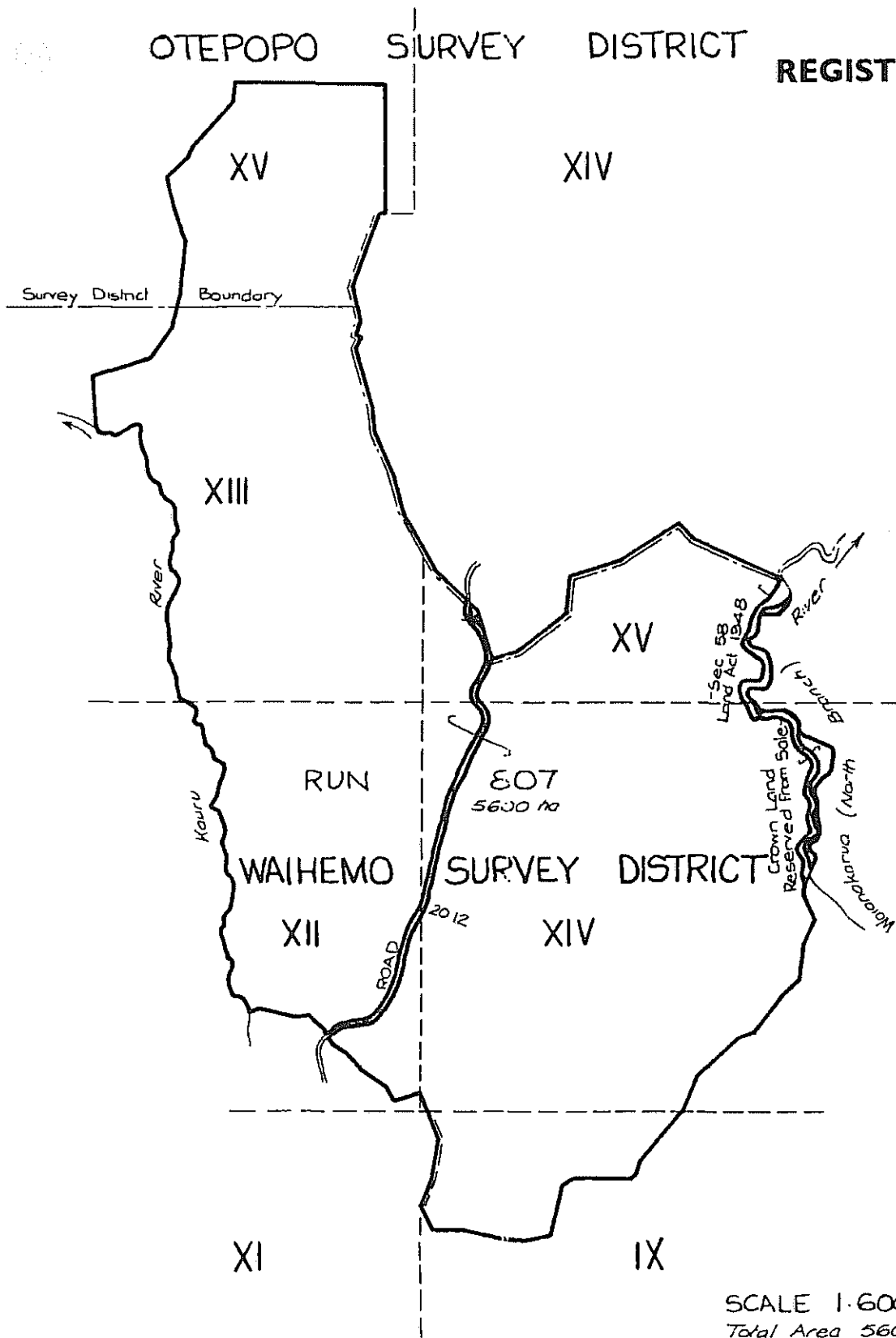
Lessee

9C/1135

812747-3007678 MTC

9C/1135

OTEPOPO SURVEY DISTRICT REGISTER



SCALE 1:60000 approx.  
 Total Area 5600 ha  
 SO 20540  
 4

Modification of terms and conditions

The Lessee doth hereby covenant with the Lessor as follows:

1 That without derogating from or restricting the covenants contained and implied in this lease and on the part of the Lessee to be performed or complied with the Lessee will not at any time during the said term depasture on the land hereby demised more than 4050 sheep which number shall not include more than 3000 wethers nor more than 150 cattle which number shall not include more than 50 breeding cows PROVIDED HOWEVER that the Lessee may with the prior written consent of the Land Settlement Board carry such additional stock on such terms and conditions as may therein be specified subject nevertheless to the right of the Land Settlement Board to revoke or vary such consent at any time.

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

3 That while and whenever the Lessee under this Lease shall be a company incorporated under the Companies Act 1955 then the following conditions shall apply:

(a) The provisions of Section 89 of the Land Act 1948 shall apply to all transfers and other dispositions of shares in such company as if such shares were interests in the said land and no share or shares in such company shall be transferred or otherwise disposed of by any shareholder without the consent of the Land Settlement Board.

(b) The provisions of the Land Act 1948 with regard to residence shall be applicable to this Lease provided however that such provisions shall be deemed to have been complied with only if and when there resides on the land a person who manages the land on behalf of the company and who has been approved of in writing for that purpose by the Land Settlement Board.

(c) A breach by the company or by any shareholder of all or any of the provisions of subclauses (a) and (b) hereof shall be deemed to be a breach of the covenants conditions and restrictions of this Lease entitling the Lessor to exercise all or any of the powers conferred upon her by this Lease in such circumstances.

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

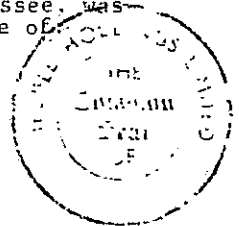
Signed by the said Assistant Commissioner, on behalf of the Lessor, in the presence of -

Witness: \_\_\_\_\_ )  
Occupation: Clerk Department of Land Survey )  
Address: Dunedin )

J.R. Gleave  
Assistant Commissioner of Crown Lands  
the abovenamed

THE COMMON SEAL of TREBLE HOLDINGS LIMITED, the abovenamed  
~~Signed by the above named Lessee in the presence of~~ Lessee, was  
presence of) here to affixed in the presence of

J.J. Walker  
Governing Director



"RELEASED UNDER THE OFFICIAL INFORMATION ACT"

RELEASED UNDER THE OFFICIAL INFORMATION ACT

Interests at date of Issue:

480248/4 Mortgage to The Commercial Bank of Australia Limited - 27.6.1977 at 11.33 am

DISCHARGE OF MORTGAGE  
25  
A.L.R.

480248/5 Mortgage to The Rural Banking and Finance Corporation of New Zealand - 27.6.1977 at 11.33 am (varied four times subsequently)

DISCHARGE OF MORTGAGE  
25  
A.L.R.

480248/6 Mortgage to Peter John Walton - 27.6.1977 at 11.33 am

DISCHARGE OF MORTGAGE  
25  
A.L.R.

491933/2 Mortgage to The Rural Banking and Finance Corporation of New Zealand - 20.2.1978 at 12.18 pm (varied eight times subsequently)

DISCHARGE OF MORTGAGE  
25  
A.L.R.

491933/3 Memorandum of Priority ranking mortgage 491933/2 as a third mortgage and mortgage 480248/6 as a fourth mortgage - 20.2.1978 at 12.18 pm

508115/1 Mortgage to The Rural Banking and Finance Corporation of New Zealand - 4.12.1978 at 2.43 pm (varied four times subsequently)

DISCHARGE OF MORTGAGE  
25  
A.L.R.

508115/2 Memorandum of Priority ranking mortgage 508115/1 as a fourth mortgage and mortgage 480248/6 as a fifth mortgage - 4.12.1978 at 2.43 pm

517989 Land Improvement Agreement under the Soil Conservation and Rivers Control Act 1941 - 20.6.1979 at 2.27 pm

543709 Land Improvement Agreement under the Soil Conservation and Rivers Control Act 1941 - 22.10.1980 at 2.30 pm

*[Signature]* A.L.R.

667179 Mortgage to Irene Gaylor Walton - 11.11.1986 at 9.19 am

*[Signature]*  
A.L.R.

706139 Land Improvement Agreement under the Soil Conservation and Rivers Control Act 1941 - 5.7.1988 at 9.59 am

*[Signature]*  
A.L.R.

717490/3 Mortgage to The Rural Banking and Finance Corporation of New Zealand produced 6.12.1988 and entered 2.2.1989 at 9.00am

*[Signature]*  
A.L.R.

717490/4 Mortgage to Wrightson NMA Limited produced 6.12.1988 and entered 2.2.1989 at 9.00am

*[Signature]*  
A.L.R.

717490/5 Memorandum of Priority ranking Mortgage 717490/3 as a second mortgage, Mortgage 717490/4 as a third mortgage, Mortgage 491933/2 as a fourth mortgage, Mortgage 508115/1 as a fifth mortgage, Mortgage 480248/6 as a sixth mortgage and Mortgage 667179 as a seventh mortgage produced 6.12.1988 and entered 2.2.1989 at 9.00am

*[Signature]*  
A.L.R.

725427 Caveat by Raegun (No 112) Pty Limited entered 15.4.1989 at 9.47am

*[Signature]*  
A.L.R.

737027 Caveat by Peter John Walton and Irene Gaylor Walton entered 5.3.1989 at 9.47am

*[Signature]*  
A.L.R.

Withdrawn

793245 Caveat against part by Minister of Conservation entered 11.1.1991 at 10.45am

*[Signature]*  
A.L.R.

826535/2 Conservation Covenant under Section 77 Reserves Act 1977 - 25.3.1993 at 10.45am

*[Signature]*

971530.1 Transfer to Dirk Leonard Van Reenan and Phyllis Robyn Van Reenan

A.L.R.  
PARTICULARS ENTERED IN REGISTER  
LAND REGISTRY OTAGO  
ASST LAND REGISTRAR

971530.2 Mortgage to Rabo Wrightson Finance Limited all 15.7.1999 at 9.00

*[Signature]*  
for RGI

11.12 23.MAY 84 615204/3





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



**Historical Search Copy**

  
R.W. Muir  
Registrar-General  
of Land

**Identifier** OT9D/622  
**Land Registration District** Otago  
**Date Registered** 16 March 1999 09:00

---

<b>Type</b>	Permit under s81 Crown Minerals Act 1991		
<b>Area</b>	37000.0000 hectares more or less	<b>Term</b>	Two years commencing on the 26th day of February 1999
<b>Legal Description</b>	All that area of land situated in the Otago Land District as shown on the attached plans.		
<b>Original Proprietors</b>	Macraes Mining Company Limited		

---

**Interests**



90/622

**Crown Minerals**

REGISTERED

12 March 1999

**District Land Registrar  
Private Bag 1929  
DUNEDIN**

**PROSPECTING PERMIT 39 143  
BY MACRAES MINING COMPANY LIMITED**

I enclose four copies of the above permit signed under delegated authority.

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.

  
U M Jina  
for Business Manager, Minerals

Encl.

OTAGO  
LAND REGISTRY OFFICE

**PROSPECTING PERMIT 39 143**  
CROWN MINERALS ACT 1991

**PERMIT HOLDER:** Macraes Mining Company Limited  
C/- Anderson Lloyd, Level 9, Otago House  
Cnr Princes Street and Moray Place  
DUNEDIN

**NOW THEREFORE:** I, BARRIE JOHN FOWKE, Manager Crown Minerals, acting  
under delegated authorities of 4 November 1997 and 9  
November 1998

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

WHICH HEREBY gives the exclusive rights to prospect for all metallic and non-metallic  
minerals covered by the Minerals Programme 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 24<sup>th</sup> day of February..... 1999

  
.....  
Manager Crown Minerals

**PROSPECTING PERMIT 39143**

**Macraes Mining Co Ltd**

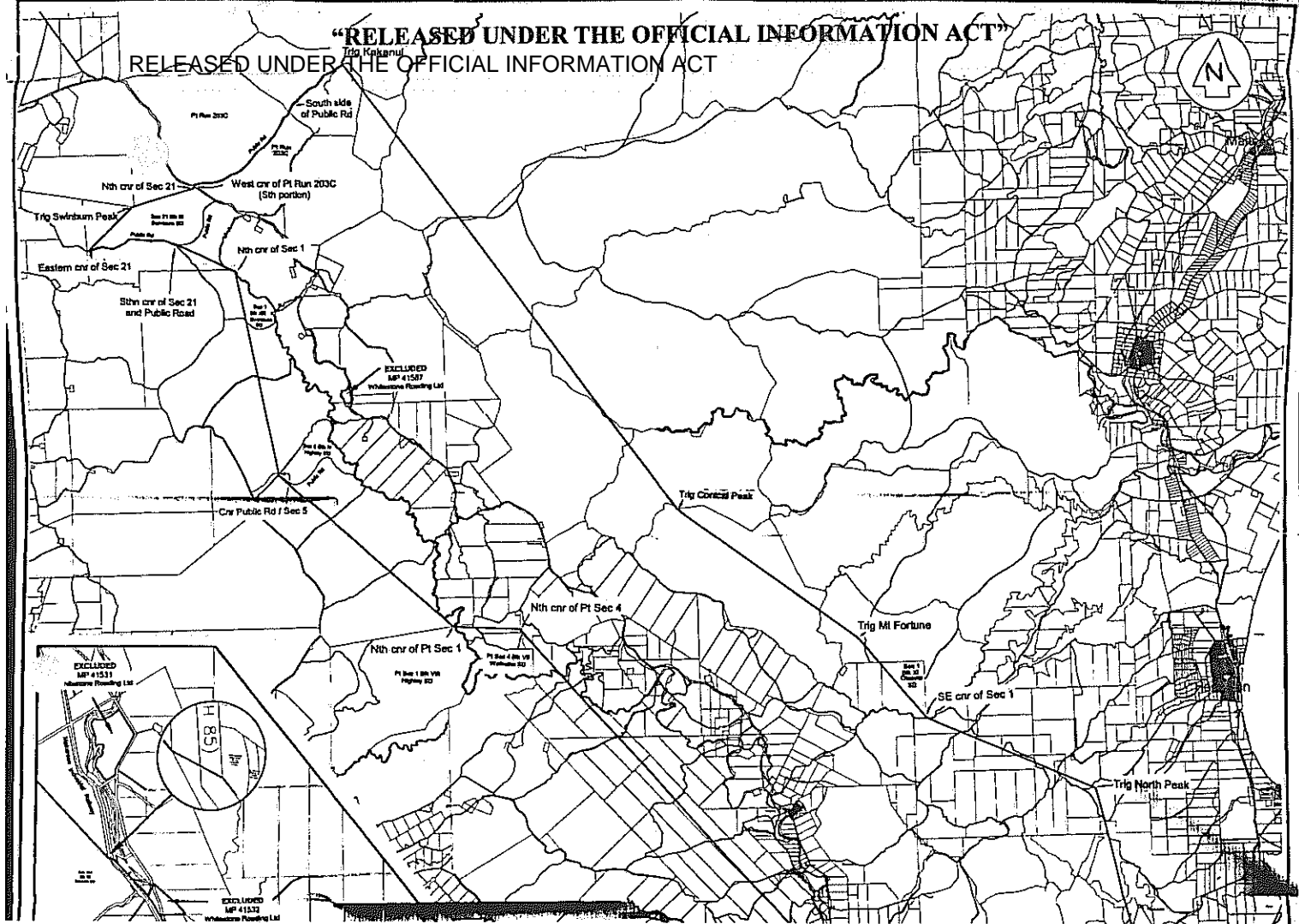
**Otago Land District**

**Waitaki District Council**

**Area : 370 square kilometres**

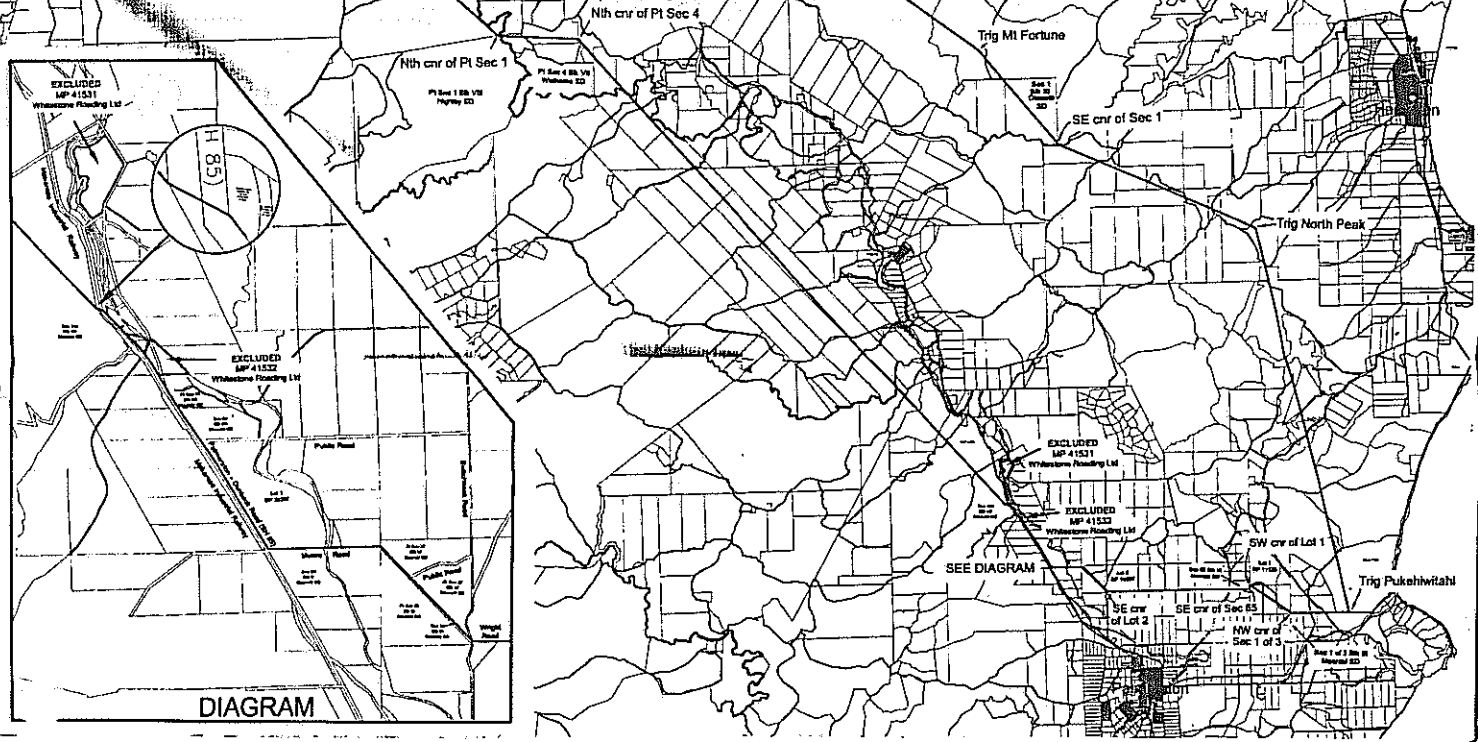
**All that area of land situated in the Otago Land District, containing 370 km<sup>2</sup> approximately, shown on the attached plan .**

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



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

RELEASED UNDER THE OFFICIAL INFORMATION ACT



**Prospecting Permit 39 143**  
Macraes Mining Company Limited  
Waitaki District Council  
Otago Land District  
Area : 370 Square Kilometres  
Scale 1 : 75000

**Second Schedule**  
**Conditions of Prospecting Permit 39 143**

Work Programme

- 1 The permit holder shall make all efforts to prospect in accordance with good industry practice and shall carry out as a minimum the following work programme for the purpose of identifying land likely to contain the mineral resource to which this permit applies:

Conduct a programme of literature review, geological mapping and geochemical sampling. Also conduct a programme of trenching and channel sampling and geophysics as appropriate.

Reports

- 2 The permit holder shall, within sixty days following the anniversary of the date of granting the permit, submit to the Secretary two copies of each technical report completed during the preceding twelve months.

Fees

3. The permit holder shall pay any prescribed fees that apply to this permit.

4D/622

**THE CROWN MINERALS ACT 1991**

**PROSPECTING PERMIT No. 39 143**

**Manager Crown Minerals**

**TO**

**MACRAES MINING COMPANY LIMITED**

**Area: 370 square kilometres**

**MEMORIALS**

Particulars entered in the Register shown in the  
First Schedule herein on the date and at the time  
stamped below.

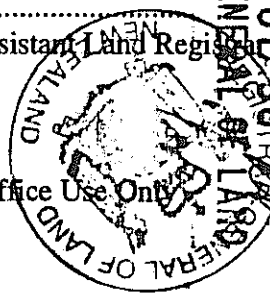
PARTICULARS ENTERED IN REGISTER  
LAND REGISTRY OF NEW ZEALAND  
FOR THE ASSISTANT GENERAL OF LAND

9.00 16.MAY 1964 964042

FILE COPY ⊕

.....  
District/Assistant Land Registrar

Registry Office Use Only



4D/622





S.D.: OTEPOPO		PLANS					RUNS
RUN No.						REFERRED ON	
12A							
12B							
101	NE 57						
109	NE 57						
209	NE 57	5020516					
217	NE 57						
217A							
217B		20516					

S.D. <i>WAIHEMO</i>		PLANS					REFERRED ON
Run No.							
<i>11</i>		<i>20184</i>	<i>12074</i>	<i>12083</i>	<i>12085</i>	<i>17026</i>	
<i>109</i>	<i>N.E. 57</i>	<i>N.E. 80</i>	<i>20079</i>	<i>20082</i>	<i>20087</i>		
<i>P.R. C.</i>	<i>16126</i>						
<i>P.R. D.</i>	<i>16127</i>						
<i>P.R. G.</i>	<i>16130</i>						
<i>209</i>	<i>N.E. 57</i>	<i>N.E. 80</i>	<i>20540</i>				
<i>P.R.</i>							
<i>217</i>	<i>N.E. 57</i>						
<i>217A</i>	<i>N.E. 80</i>						
<i>217B</i>		<i>20540</i>					
<i>217C</i>		<i>12083</i>					
<i>255</i>		<i>20084</i>					
	<i>N.E. 80</i>	<i>20078</i>	<i>12087</i>	<i>12085</i>			
<i>P.R.</i>		<i>12075</i>	<i>20082</i>	<i>20087</i>			

S.D. OTEPOPO				RUNS.			
RUN No.	PLANS			REFERRED ON			
10	N.E. 57						
P.R.							
C.R.							
P.R.							
P.R.							
11	N.E. 57	20184					
P.R.							
P.R.							
11A		9798					
12	N.E. 57						
P.R. A	N.E. P.R.	16032					
P.R. B		16032					
P.R. C		16033					

S.D. WAIHEMO				RUNS.			
RUN No.	PLANS			REFERRED ON			
255							
P.R. A	N.E. P.R.	16372					
P.R. B	8329	8330	N.E. P.R.	16372			
P.R. E-F	N.E. P.R.						
464							
571	703	704	21567				
572	703	704	21566				
699	<del>2004</del>	12085	16839	16847	19180	19181	21520
700		12085					
781	17026						
807	20540						
825	21567						
822	21566						
819	21520						

RELEASED UNDER THE OFFICIAL INFORMATION ACT  
legal road thro. Top of Run 87  
also shown on Record map - not plans  
SEARCH COPY Date: 1/7/54

PLAN OF RUN NOS. 217 & 217A

No. 2

Area 34,460 acres

L

EQUIVALENT METRIC

AREA IS 13,945.4672 Ha

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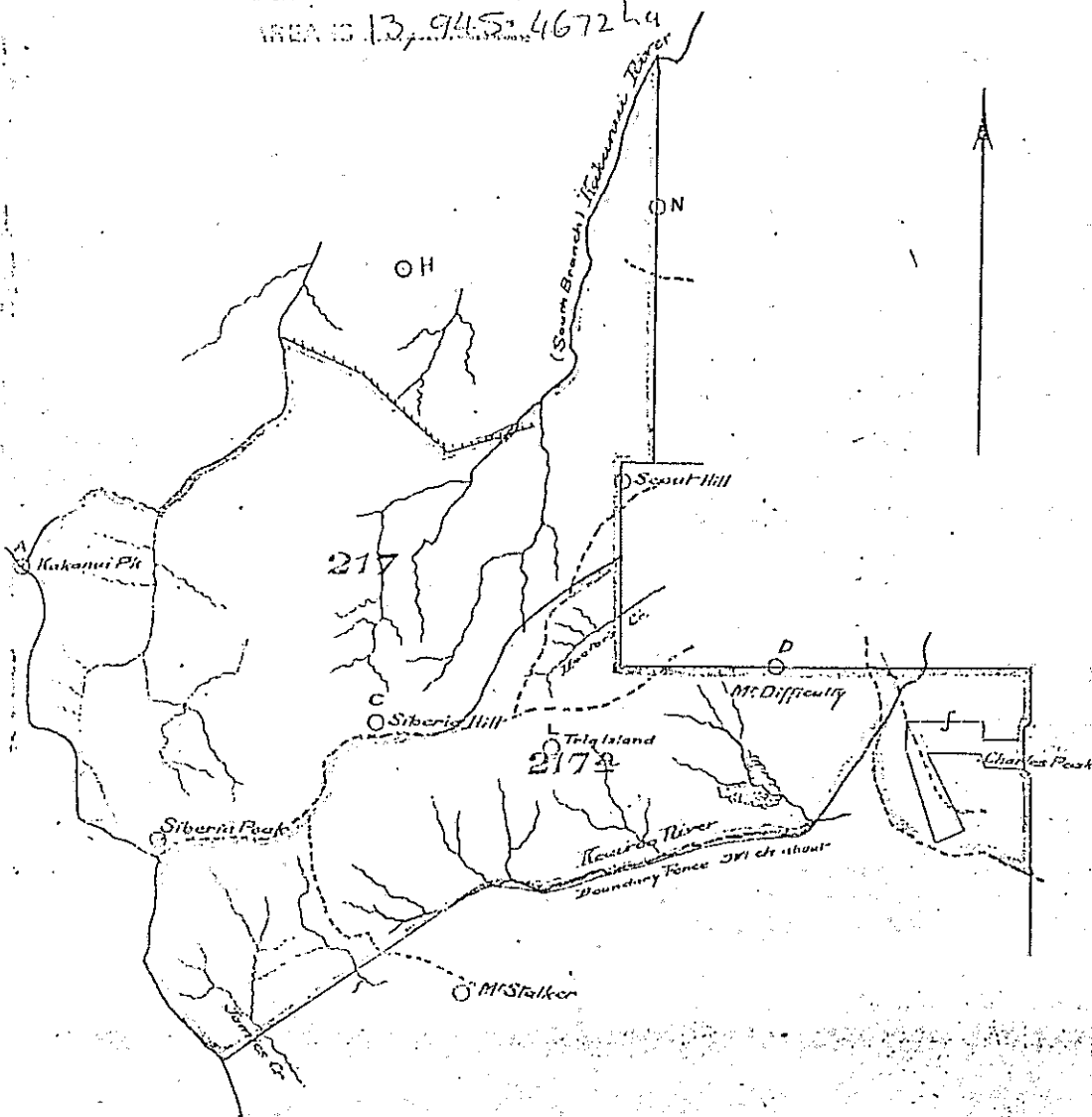
Three

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6x  
1/15

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Act, 1892  
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Jr &

Land Di

Scale: 2 miles = 1 inch.

C.M.P.

**CANCELLED**



2C 750

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

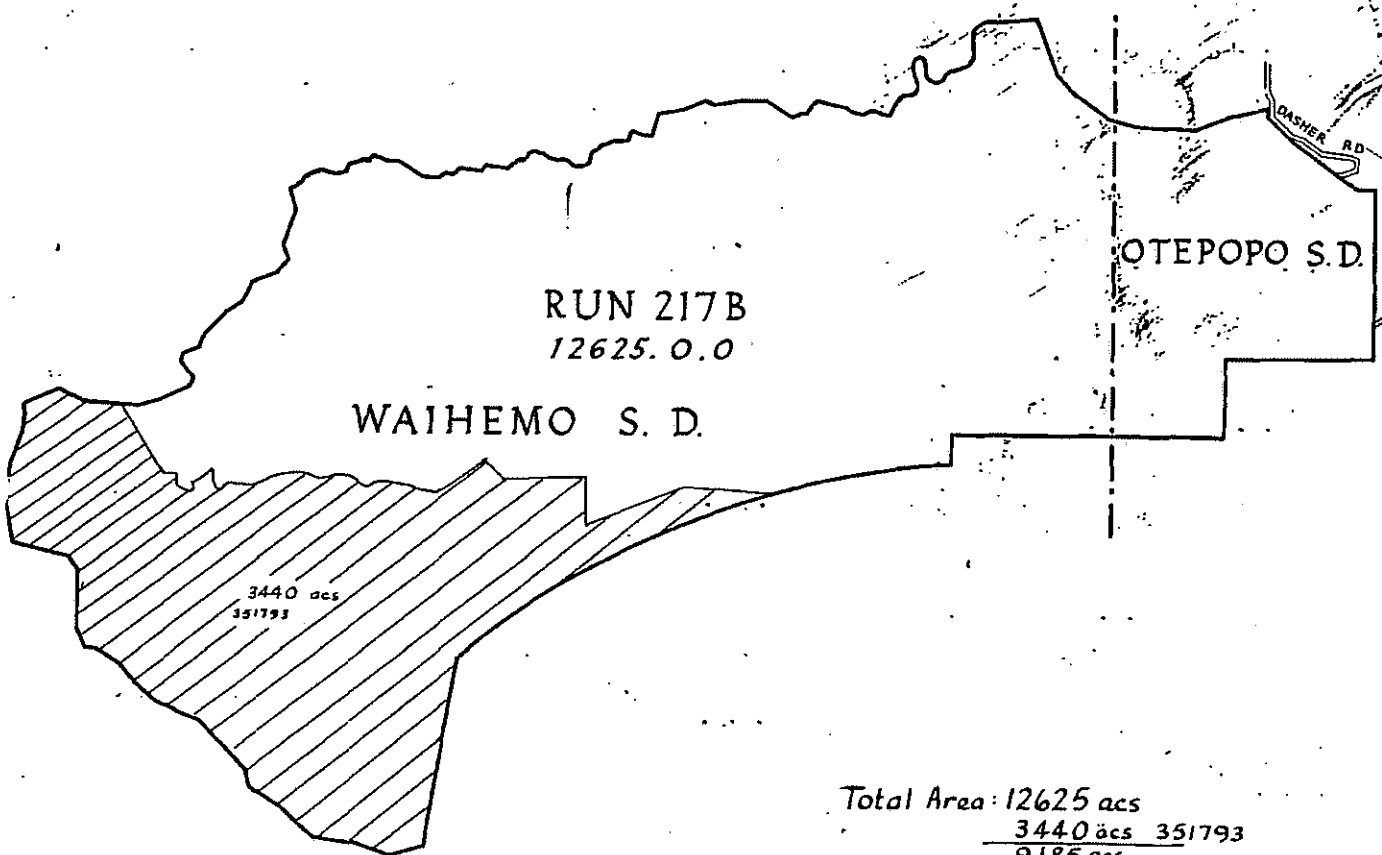
Assistant

**Pastoral Lease under the Land Act 1948**

**This Deed**, made the 1st day of July 1965 between HER MAJESTY THE QUEEN (hereinafter referred to as "the Lessor") of the one part, and ARTHUR COWIE NICHOLS (1/2) and ROBIN CHARLES NICHOLS (1/2) both of Maheno, Farmers as tenants in common in equal shares

(hereinafter referred to as "the Lessee"), of the other part: WITNESSETH that, in consideration of the rent hereinafter reserved, and of the covenants, conditions, and agreements herein contained and implied, and on the part of the Lessee to be paid, observed, and performed, the Lessor doth hereby demise and lease unto the lessee, all that parcel of land containing by estimation 12,625 acres 0 roods 00 perches more or less, situated in the Land District of Otago and being Run 217B, Waihemo and Otepopo Survey District's

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



Total Area: 12625 acs  
3440 acs 351793  
9,185 acs

Scale: 1 mile to an inch.

No. 2C 750

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

RELEASED UNDER THE OFFICIAL INFORMATION ACT  
cases, and appurtenances thereto belonging. TO HOLD the said premises intended to be hereby demised  
unto the Lessee for the term of 33 years, commencing on the 1st day of July 19 65 together  
with the period between the date of this lease and the aforesaid 1st day of 19 YIELDING  
and yielding therefor unto the Department of Lands and Survey at Dunedin the annual  
rent \$485. - . - . payable without demand by equal half-yearly payments in advance on the 1st day of  
January and the 1st day of July in each and every year during the said term. AND also paying in respect of the  
improvements specified in the Schedule hereto the sum of £ by a deposit of £  
(which has already been paid) and thereafter by half-yearly instalments of £ on the 1st  
day of January and the 1st day of July in each and every year.

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

1. THAT without derogating from or restricting the covenants contained and implied in this lease and on the part of the Lessee to be performed or complied with the Lessee will not at any time during the said term depasture on the land hereby demised more than 2800 sheep which number shall not include more than 800 breeding ewes nor more than 80 cattle which number shall not include more than 50 breeding cows PROVIDED HOWEVER that the Lessee may with the prior written consent of the Land Settlement Board carry such additional stock on such terms and conditions as may therein be specified subject nevertheless to the right of the Land Settlement Board to revoke or vary such consent at any time.

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

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

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

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

SCHEDULE OF IMPROVEMENTS BELONGING TO THE CROWN

N I L

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

Signed by the said Commissioner on behalf of the Lessor, in the presence of—

Witness:

Occupation:

Address:

Signed by the above-named Lessee in the presence of—

Witness:

Occupation:

Address:

*[Signature]*  
Commissioner of Crown Lands.

*[Signature]*  
Lessee

*[Signature]*  
Lessee.