

Crown Pastoral Land Tenure Review

Lease name : NOKOMAI STATION

Lease number : PS 076

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:
NOKOMAI PASTORAL LEASE

File Ref: CON/50269/09/12662/A-ZNO

Report No: DN0167

Report Date: 18/06/2002

Office of Agent: Dunedin

LINZ Case No:

TR02/672

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** there are no incomplete actions or potential liabilities.

Signed by Opus:

A handwritten signature in black ink, appearing to be "M. Brown", written over a horizontal line.

M. Brown
Property Consultant

A handwritten signature in black ink, appearing to be "D. Payton", written over a horizontal line.

D Payton
Contract Manager

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

A handwritten signature in black ink, appearing to be "Grant Kasper Webley", written over a horizontal line.

Name: GRANT KASPER WEBLEY

Date of decision: 26/6/02

1. Details of lease:

Lease Name: Nokomai Station
 Location: Parawa, northern Southland extending north to the Nevis Valley, comprising the western flank of the Garvie Range.
 Lessee: Brian Lewis Hore and Marion Ann Hore
 Tenure: Crown Land under the Land Act 1948 subject to Pastoral Lease Ps/076
 Term: 33 years from 1 July 2000
 Annual Rent: \$30,375.00
 Rental Value: \$1,200,000.00
 Date of Next Review: 30 June 2011
 Land Registry Folio Ref: SL A2/1299
 Legal Description: Run 625 situated in Lorn, Lornside, Kingston, Rockside, Gap, Nokomai and Garvie Survey Districts
 Area: 33,184.2225 hectares

2. File Search

Files held by DTZ New Zealand on behalf of LINZ:

| File Reference | Volume | From | To |
|--------------------------|--------|------------|------------|
| Rpo/053-SDN-01 & 02 | 1 & 2 | 20/10/1985 | Date |
| CON/50213/09/12662/A-ZNO | 1 | 1/07/2000 | Date |
| Ps/076-SIN-03 | 3 | 10/12/1997 | 30/06/2000 |
| Ps/076-SIN-02 | 2 | 28/05/1984 | 30/09/1997 |

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

| File Reference | Volume | From | To |
|--------------------------|--------|------------|------|
| CON/50213/09/12662/A-ZNO | 1 | 14/02/2002 | Date |

Other relevant files held by LINZ:

| File Reference | Volume | From | To |
|----------------|--------|------------|------------|
| Ps/076-SIN-01 | 1 | 11/01/1967 | 27/05/1984 |

3. Summary of lease document:

Terms of lease

Stock Limitation in Lease

22,000 sheep including not more than 8,500 breeding ewes nor more than 200 breeding cows, and it is further agreed and declared that so long as the said land is being farmed in conjunction with the adjoining property, being firstly all that area of land containing 658.8080 hectares being Sections 1, 59, 61, 63 and 113 Block VIII, Eyre Survey District also being all of the land comprised and described in Certificate of Title SL159/18, secondly all that area of land containing 4.6539 hectares being Section 3 Block I Nokomai Survey District being also all of the land comprised and described in Certificate of Title SL136/183, thirdly all that area of land containing 18.6155 hectares being Section 2 Block V

Nokomai Survey District being also all of the land comprised and described in SL 136/184 and fourthly all that area of land containing 126.3980 hectares being Section 1 Block I Nokomai Survey District being also the balance of the land comprised and described in Certificate of Title SL148/107 at present owned by the Lessee, the Lessee shall not be in breach of the covenant restricting the numbers of stock which may be depastured on the said land if the total sheep depastured on the said land and the adjoining freehold land is not at any time more than 28,500 sheep which number shall not include more than 11,750 breeding ewes nor more than 560 cattle which number shall not include more than 360 breeding cows subject nevertheless to the increased numbers of stock being depastured equably on both the aforesaid lands and in accordance with the rules of good husbandry.

Commencement Date

1 July 2000

Special Provisions

Other than the variation of the stocking clause above, there are no special provisions in this lease.

Area adjustments

There are no unregistered area discrepancies

Registered interests

- 229459 Land Improvement Agreement pursuant to the Soil Conservation and Rivers Control Amendment Act 1959 – 4.10.1968
- 257684 Certificate pursuant to the Soil Conservation and Rivers Control Amendment Act 1959 – 9.2.1972
- 190137.1 Mortgage to Wrightson Farmers Finance Limited – 4.9.1991
- 244521.1 Variation of Mortgage 190137.1 – 20.9.1996
- 262561.1 Mining Permit against part under Crown Minerals Act 1991 term ten years commencing 21.12.1998 – 6.1.1999

Unregistered interests

A recreation permit [File: RPo/053-SDN-01 & 02] was issued to RW and SL Brown over the Glenarary Pastoral Lease for a term of 12 years from 1 October 1998 allowing for motorised ski tours.

4. Summarise any Government programmes approved for the lease:

A Land Improvement Agreement was registered against the lease in 1968. This plan involved three five-year programmes of work designed towards restoring balance between the summer and winter country. A programme of oversowing and topdressing, fencing, and recuperative spelling from grazing was undertaken, the results of which received a favourable report from the Southland Catchment Board upon completion of the third programme.

5. Summary of Land Status Report:

Opus International Consultants Limited undertook a 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 Ps/076.

The following items were noted for information:

- Section 11 Block VII Lorne Peak Survey District [CT SL B3/705] is a freehold section contained within the peripheral boundary of this pastoral lease. The proprietors of this land are BL and MA Hore.
- The Crown Land reserved from sale [section 58 Land Act 1948] along the banks of the rivers and streams within the boundaries of this pastoral lease are 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].

A copy of this report is attached as Schedule A to this report.

6. Review of topographical and cadastral data:

A review of the topographical and cadastral data indicates the following:

- There are a number of disused water races through out the property.
- There is a television repeater installation at about NZMG F43 715073.
- There is a set of yards at about NZMG F43 849287.

7. Details of any neighbouring Crown or conservation land

Neighbouring Crown or Conservation Lands are detailed as follows:

| | Legal Description | Status | Owner/Lessee |
|-------|---|---------------------------------------|---|
| North | Run 339E | Pastoral Lease -- Carrick Station | Her Majesty the Queen/ DW & MI Clark |
| | Part Run 339F | Crown Land | Minister of Conservation |
| West | Crown Land Block X Nokomai Survey District | Marginal Strip | Minister of Conservation |
| | Part Run 626 | Pastoral Lease -- Glenaray Station | Her Majesty the Queen/ W Pinckney Ltd |
| South | Crown Land Block V Nokomai Survey District | Marginal Strip | Minister of Conservation |
| | Crown Land Block IV Garvie Survey District | Marginal Strip | Minister of Conservation |

| | | | |
|-------------|---|------------------------------------|--|
| | Section 1 SO 11597 | Scenic Reserve | Minister of Conservation |
| | Part Lot 1 DP 2260 | Pastoral Lease – Glenlappa Station | Her Majesty the Queen/ Glenlappa Station Ltd |
| East | Crown Land Block I Rockyside Survey District | Marginal Strip | Minister of Conservation |
| | Crown Land Block VIII Nokomai Survey District | Marginal Strip | Minister of Conservation |
| | Crown Land Block IV Nokomai Survey District | Marginal Strip | Minister of Conservation |
| | Crown land Block I Nokomai Survey District | Crown Land | Her Majesty the Queen |
| | Water Race Block I Nokomai Survey District | Water Race | Her Majesty the Queen |

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

8. Summarise any uncompleted actions or potential liabilities:

There are no incomplete actions or potential liabilities that may affect the tenure review of the Nokomai Pastoral Lease.

LAND STATUS REPORT

OPUS INTERNATIONAL CONSULTANTS LIMITED DUNEDIN OFFICE

Project Number 6NLITR.02/536YD



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 Nokamai Station | LIPS Ref 12662 |
| Property 1 of 1 | |

| | |
|------------------------------------|---|
| Land District | Southland |
| Legal Description | Run 625 situated in Lorn, Lornside, Kingston, Rockside, Gap, Nokamai and Garvie Survey District. |
| Area | 33184.2225 ha |
| Status | Crown Land under the Land Act 1948 subject to Pastoral Lease P.76 |
| Instrument of title / lease | SL A2/1299 |
| Encumbrances | Subject to: - <ul style="list-style-type: none"> • 229459 Land Improvement Agreement pursuant to the Soil Conservation and Rivers Control Amendment Act 1959. • 257684 Certificate pursuant to the Soil Conservation and Rivers Control Amendment Act 1959. • 262561.1 Mining Permit against part under Crown Minerals Act 1991. |
| Mineral Ownership | The Crown owns mines and Minerals 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 and 1853 Murihiku Purchases. |
| Statute | Land Act 1948 and Crown Pastoral Land Act 1998 |

| | |
|---------------------------|--------------|
| Data Correct as at | 13 June 2002 |
|---------------------------|--------------|

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

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

| | |
|----------------------------------|---|
| Prepared by | John Kirk |
| Crown Accredited Supplier | Opus International Consultants Ltd, Dunedin |

Peer reviewed by G Patrick

Nokamai Status Check
Saved on 17 June 2002

17 / 6 /2002

| | | | | |
|--|---|----|---|----------------|
| LAND STATUS REPORT for Nokomai Station | | | | LIPS Ref 12662 |
| 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.

- Section 11, Block VII, Lorn Survey District [CT SLB3/705] is a freehold section contained within the peripheral boundary of this Pastoral Lease. The proprietors of this land are B L and M A Hore.
- The Crown Land reserved from sale Section 58 Land Act 1948 along the banks of the rivers and streams within the boundaries of this pastoral lease are 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).

| | | | | |
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| LAND STATUS REPORT for Nokomai Station | | | | LIPS Ref 12662 |
| Property | 1 | of | 1 | |

Research Data: Some Items may be not applicable

| | |
|-----------------------|--|
| SDI Print Obtained | Yes |
| NZMS 261 Ref | F41, F42, F43 |
| Local Authority | Southland & Queenstown Lakes Districts |
| Crown Acquisition Map | Kemp & Murihiku Purchase |
| SO Plan | <p>Sighted but not relevant to status – SO's 1179 - (Survey Control) 1366A- (Survey Control), 1366B- (Survey Control), 1525- (Topo), 1534- (Survey Control), 1535- (Topo), 1545- (Topo), 1543- (Survey Control), 1544- (Topo), 1546- (Topo), 2266- (Topo), 2275- (Survey Control), 2303- (Survey Control), 2336- (Topo), 4707- (Topo & Survey Control), 4725- (Survey Control), 6773- (Survey Control), 6775- (Survey Control), 6783- (Topo), 7018- (Survey Control), 11499 (TLA Boundaries), 11533 (TLA Boundaries), 11589 (Otago Fish and Game Region), 11809 (TLA Boundaries), 12069 (TLA Boundaries), 12076- (TLA Boundary), 301280 (TLA Boundaries).</p> <p>SO 63- Plan of special claims sections 1,2,3,4,5,6,8,9,10,11 & 12 Block I Nokomai Survey Districts. (May 1886) [Adjoining land]</p> <p>SO 64- Plan of Block I Nokomai Survey District (1886)</p> <p>SO 564- Plan of section B Block I Nokomai Survey District (November 1865)</p> <p>SO 1180- Plan of Section 2 Block VII Nokomai Survey District (April 1875)</p> <p>SO 2412- Plan of special licence Section 13 Block VII Nokomai Survey District (March 1886)</p> <p>SO 2541- Plan of special claim Section Block I Nokomai Survey District (August 1889)</p> <p>SO 2581- Plan of licensed holders being Section's 1, 2, 3, 4 & 5 Block VII Nokomai Survey District (August 1889)</p> <p>SO 2875- Plan of special claims being parts of Blocks I, IV and VIII Nokomai Survey District (February 1894)</p> <p>SO 3000- Plan of special claim Section 17 Block VII Nokomai Survey District (June 1896)</p> |

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| LAND STATUS REPORT for Nokomai Station | | | | LIPS Ref 12662 |
| Property | 1 | of | 1 | |

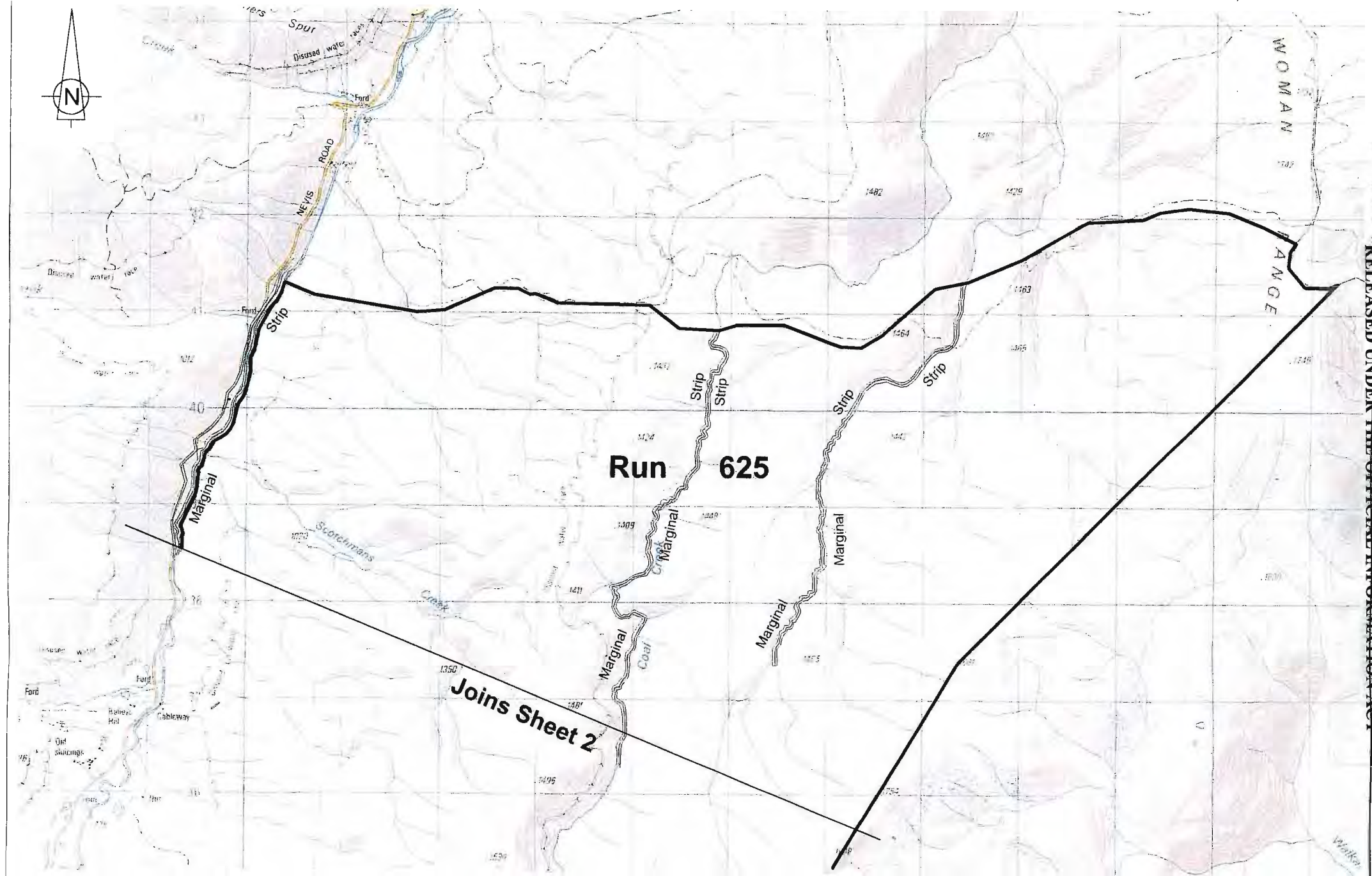
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| | <p>SO 3001- Plan of special claim Section 18 Block VII Nokomai Survey District (June 1896)</p> <p>SO 3208- Plan of special claim Section 26 Block VII Nokomai Survey District (April 1899)</p> <p>SO 3014- Plan of special claim Section 1 Block V Nokomai Survey District (September 1899)</p> <p>SO 3239- Plan of special claim Section's 21, 13, 27, Blocks V Nokomai Survey District (July 1899)</p> <p>SO 3240- Plan of special claim Section 28 Block VII Nokomai Survey District (January 1900)</p> <p>SO 3513- Plan of special claims Section 30 Block VII Sections 14 & 29 Blocks IV & VII Nokomai Survey District (February 1903)</p> <p>SO 4230- Plan of special claims 28 & 14 Block I, IV & VII Nokomai Survey District (October 1918)</p> <p>SO 4664- Plan of Lorn and Lornside Survey Districts (February 1922)</p> <p>SO 4956- Plan of special claim 53 Block IX Lorn Survey District & Block I Rockside Survey District (June 1927)</p> <p>SO 5361- Plan of special claim in parts Blocks I & VIII Nokomai Survey District (December 1934)</p> <p>SO 5362- Plan of special claim in parts Blocks I, III & V Nokomai Survey District and part Block VIII Eyre Survey District (December 1934)</p> <p>SO 6831- Plan of Run 578 [March 1961]</p> <p>SO 6917- Plan of subdivision of Run 339e (July 1912)</p> <p>SO 7591- Plan of Section 11 Block VII Lorn Survey District (September 1905)</p> <p>SO 8342- Plan of Runs 625 and 626 [August 1972]</p> <p>SO 11176- F42 - Plan of allocations to the Department of Conservation pursuant to Section 62 of the Conservation Act</p> |
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| LAND STATUS REPORT for Nokomai Station | | | | LIPS Ref 12662 |
| Property | 1 | of | 1 | |

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| | <p>1987. [April 1987]</p> <p>SO 11177- F43 - Plan of allocations to the Department of Conservation pursuant to Section 62 of the Conservation Act 1987. [April 1987]</p> <p>SO 11178- F44 - Plan of allocations to the Department of Conservation pursuant to Section 62 of the Conservation Act 1987. [April 1987]</p> <p>SO 11899- Plan of Mining Permit 41-008 Block VII Nokomai Survey District (October 1992)</p> <p>SO 12097- Plan of Mining Permit 41-259 situated in Block VII & VIII Nokomai Survey District (June 1995)</p> |
| Relevant Gazette Notices and / or Computer interest register. | No relevant Gazettes found |
| CT Ref / Lease Ref | <p>SLA2/1299- Pastoral lease</p> <p>SL241/2- Pastoral occupation licence (Cancelled)</p> <p>SL167/58-License to occupy Crown Land for pastoral purposes (Cancelled) [National Endowment]</p> |
| Plan Index | See plans listed above |
| Legalisation Cards | SO 8342- 264983 New Appellation |
| Statutory Actions (Landonline) | SO 8342- Crown Land within the pastoral lease. Current Purpose Crown Land Reserved from Sale (Marginal Strip). Statutory Action Sec 58 Land Act 1948. |
| CLR | Confirms pastoral status |
| Allocation Maps (if applicable) | DOC & SOE maps – no allocations within lease area. Other SOE maps searched nothing found |
| VNZ Ref - if known | <p>29300 35800</p> <p>28441 14700</p> <p>28452 01101</p> |
| Crown Grant Maps | Not applicable |
| If Subject land Marginal Strip: a) Type [Sec 24(9) or Sec 58] | a) Section 58 |

| | | | | |
|---|---|----|---|----------------|
| LAND STATUS REPORT for Nokomai Station | | | | LIPS Ref 12662 |
| Property | 1 | of | 1 | |

| | |
|--|--|
| b) Date Created | b) 1 st July 1967 |
| c) Plan Reference | c) SO 6831 & SO 8342 |
| If Crown land – Check Irrigation Maps. | Nothing found |
| Mining Maps | Registered applications – 262561.1 [41 400 Stony Creek Mining Ltd] Prospecting permit 39 133 by Commonwealth Resources (NZ) Ltd F42 3 & 13 |
| Road a) Is it created on a Block Plan – Section 43(1)(d) Transit NZ Act 1989 b) By Proc | a) SO Plan Not applicable b) Proc Plan c) Gazette Ref |
| Other Relevant Information a) Concessions – Advice from DOC or Knight Frank. b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998 c) Mineral Ownership d) Other Info | a) The Department of Conservation has been consulted and no Conservation area status land has been identified within the boundary of this property. <ul style="list-style-type: none"> On 1st October 1998 [for a term of 12 years] R W Brown and S L Brown where granted a recreation permit under Section 66A of the Land Act 1984 on the terms and conditions outlined in the permit for guided snow mobile tours, snow mobile and snowcat borne skiing, landing of ski planes and helicopters operation's. b) The Matura River is subject to Statutory Acknowledgement's in terms of the Ngai Tahu Claims Settlement Act 1998. 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 and 1853 Murihiku Purchases d) |



INTERNATIONAL CONSULTANTS

Graphics by :
TL Survey services Ltd DUNEDIN

Nokomai

Scale 1 : 50000

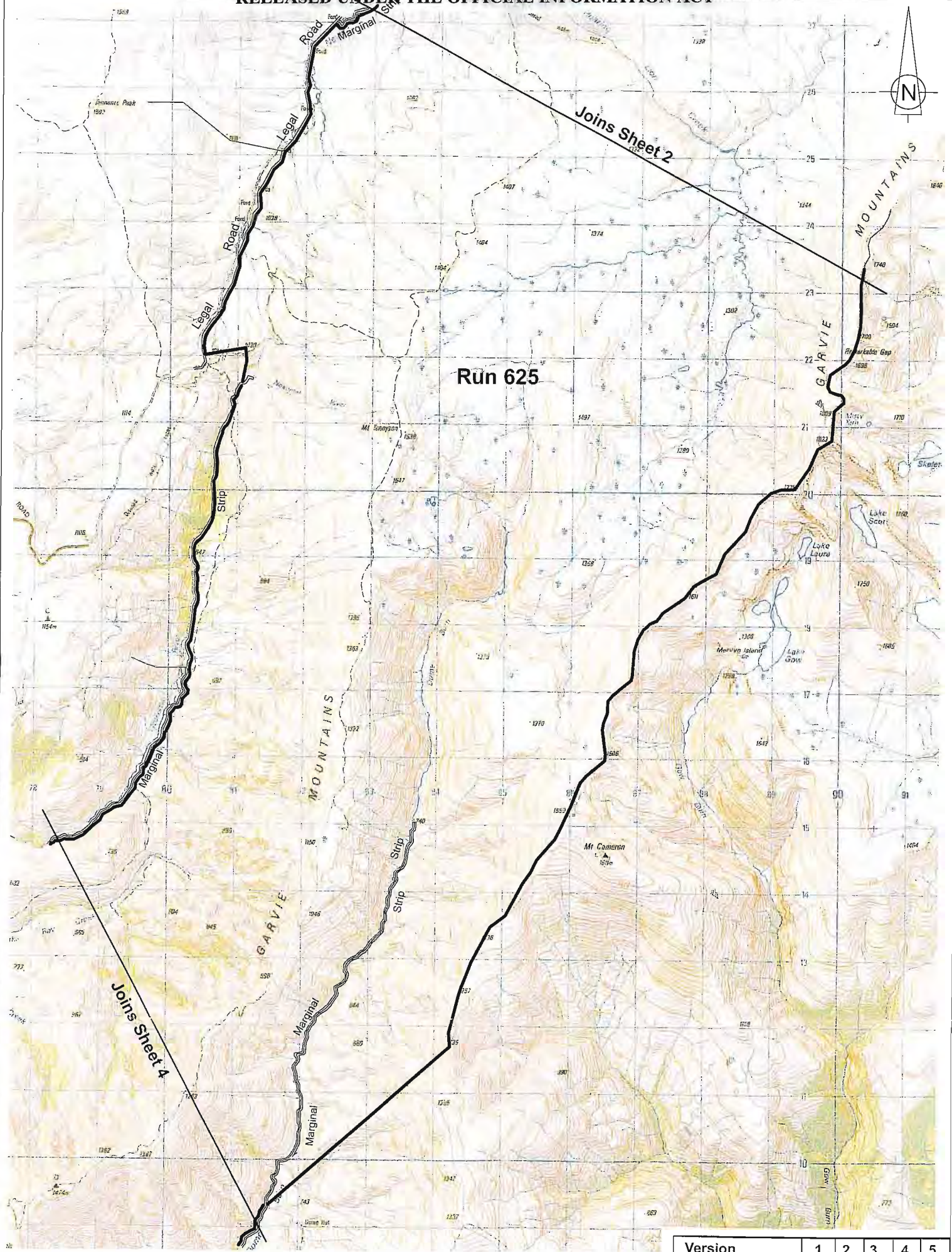
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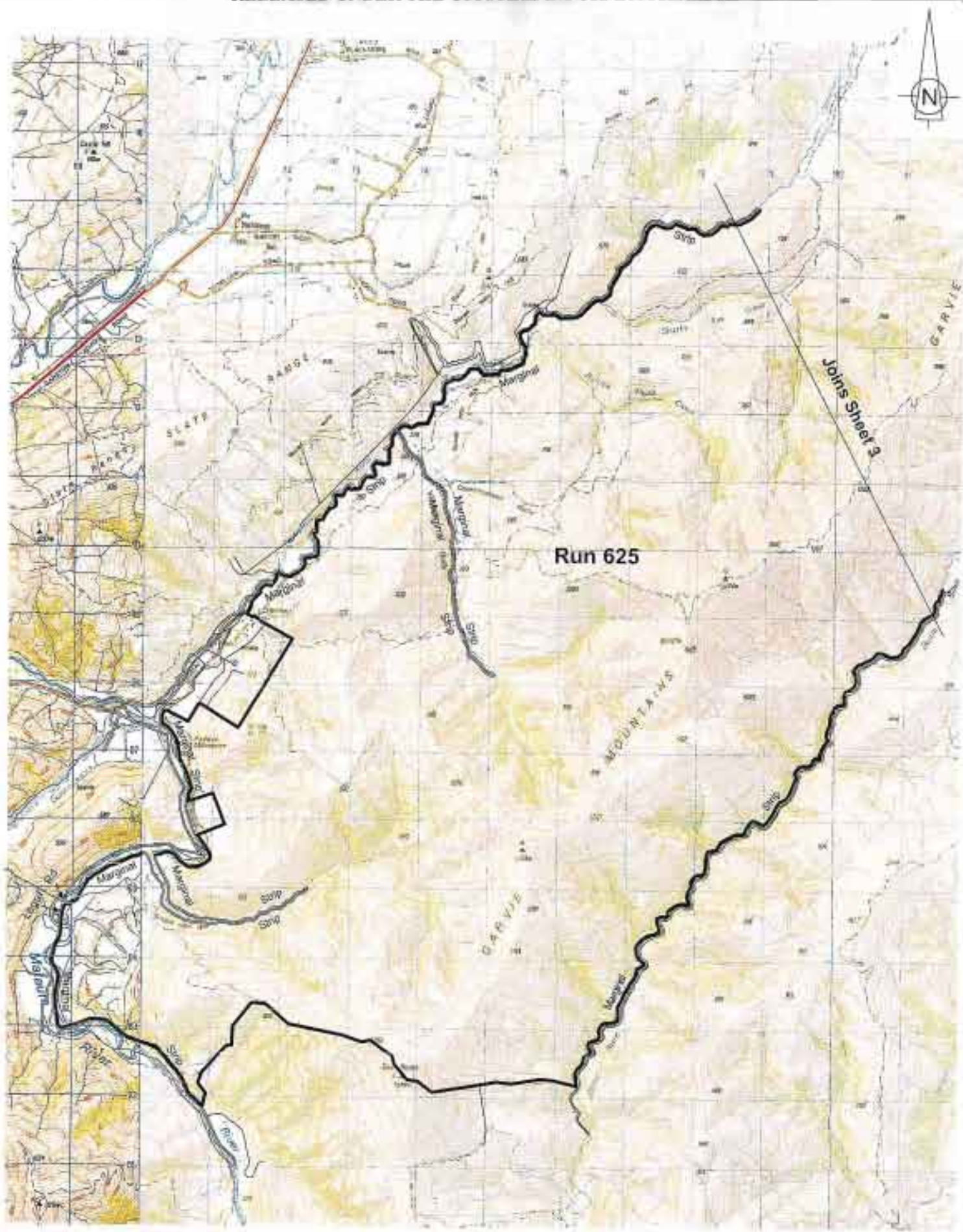
| Version | 1 | 2 | 3 | 4 | 5 |
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| Southland Land District | Sheet 1 of 4 | | | | |
| NZMS 260 F42 | Date 09/05/2002 | | | | |



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Graphics by :
TL Survey services Ltd DUNEDIN







COMPUTER INTEREST REGISTER
UNDER LAND TRANSFER ACT 1952

Historical Search Copy



R.W. Muir
Registrar-General
of Land

Identifier **SLA2/1299**
Land Registration District **Southland**
Date Registered 15 December 1967 02:15 pm

Prior References

SL241/2

Interests

229459 Land Improvement Agreement pursuant to the Soil Conservation and Rivers Control Amendment Act 1959 - 4.10.1968 at 10:55 am
257684 Certificate pursuant to the Soil Conservation and Rivers Control Amendment Act 1959 - 9.2.1972 at 2:30 pm
190137.1 Mortgage to Wrightson Farmers Finance Limited - 4.9.1991 at 11:23 am
244521.1 Variation of Mortgage 190137.1 - 20.9.1996 at 11:21 am
262561.1 Mining Permit against part under Crown Minerals Act 1991 term ten years commencing 21.12.1998 - 6.1.1999 at 9:00 am
263910.1 Exploration Permit under Crown Minerals Act 1991 term five years commencing 16.2.1999 - 17.3.1999 at 9:00 am
5106072.4 Departmental Dealing to uncanceled within title - 15.10.2001 at 9:30 am
5095758.1 Surrender of Exploration Permit 263910.1 - 16.10.2001 at 9:49 am



COMPUTER INTEREST REGISTER
UNDER LAND TRANSFER ACT 1952



Historical Search Copy

R. W. Muir
Registrar-General
of Land

Identifier **SLA2/1299**
Land Registration District **Southland**
Date Registered 15 December 1967 02:15 pm

Prior References
SL241/2

Interests

- 45412 229459 Land Improvement Agreement pursuant to the Soil Conservation and Rivers Control Amendment Act 1959 - 4.10.1968 at 10:55 am
- 45414 257684 Certificate pursuant to the Soil Conservation and Rivers Control Amendment Act 1959 - 9.2.1972 at 2:30 pm
190137.1 Mortgage to Wrightson Farmers Finance Limited - 4.9.1991 at 11:23 am
244521.1 Variation of Mortgage 190137.1 - 20.9.1996 at 11:21 am
- 45416 262561.1 Mining Permit against part under Crown Minerals Act 1991 term ten years commencing 21.12.1998 - 6.1.1999 at 9:00 am
263910.1 Exploration Permit under Crown Minerals Act 1991 term five years commencing 16.2.1999 - 17.3.1999 at 9:00 am
5106072.4 Departmental Dealing to uncanceled within title - 15.10.2001 at 9:30 am
5095758.1 Surrender of Exploration Permit 263910.1 - 16.10.2001 at 9:49 am

Former Ref. Vol. 241 fol. 2

NEW ZEALAND
REGISTER. 179535

15 day of December

L. & S. Ref. No. P.76

1967, at 2:15 o'clock.

Not registered under the Land Transfer Act

Registered under Section 83 of the Land Act, 1948

Pastoral Lease under the Land Act 1948



Asst. Land Registrar

This Deed, made the 1st day of July 1967 Between HER MAJESTY THE QUEEN (hereinafter referred to as "the Lessor") of the one part, and FRANCIS LEWIS HORE of Kingston, Farmer as to $\frac{2}{3}$ share and BRIAN LEWIS HORE of Nokomai, Farmer as to $\frac{1}{3}$ share.

(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 84,301 acres 0 roods 00 perches more or less, situated in the Land District of Southland, and being Run 578, Lorn, Lornside, Kingston, Obelisk, Gap, Rockyside, Nokomai and Garvie Survey Districts and Section 5, Block I, Nokomai Survey District excluding however pursuant to * as the same is more particularly delineated with bold black lines on the plan hereon; together with the rights, * Section 58 of the Land Act 1948 a strip of land one chain in width along the banks of all rivers and streams which have an average width of not less than 10 feet.

229459 Lane Improvement Agreement under the Soil Conservation and Rivers Control Amendment Act 1959 4.10.1968 at 10.55 am *W. H. Hore* A.L.R.

DISCHARGED
048127.1 Mortgage to Rural Banking and Finance Corporation of New Zealand 4.7.1979 at 1.31 p.m. *W. H. Hore* A.L.R.

Q67393.1 Variation of Mortgage 048127.1 13.3.1981 at 11.27 a.m. *W. H. Hore* A.L.R.

257684 Certificate Pursuant to the Soil Conservation and Rivers Control Amendment Act 1959 9.2.1972 at 2.30 pm. *W. H. Hore* A.L.R.

105591.1 Transfer of a one-half share of his two-thirds share Francis Lewis Hore to Brian Lewis Hore of Nokomai Farmer - 26.4.1984 at 10.48 a.m. *H. Hore* A.L.R.

266841 Mortgage to Australian Mutual Provident Society 15.2.1973 at 2.40pm. *W. H. Hore* A.L.R.

DISCHARGED
106809.2 Mortgage to Rural Banking and Finance Corporation of New Zealand - 31.5.1984 at 10.00 a.m. *H. Hore* A.L.R.

45429 282906 Certificate by the Commissioner of Crown Lands certifying that the above area has altered on redefinition and is now 82,000 acres 11.7.1974 at 2 p.m. *W. H. Hore* A.L.R.

111151.1 Court Order pursuant to the Matrimonial Property Act 1979 vesting an undivided one-half share of his one-third share Francis Lewis Hore in Janet Isabelle Hore of Nokomai Married Woman - 26.9.1984 at 9.00 a.m. *H. Hore* A.L.R.

45430 The within land is now known as Run 625 Lorn, Lornside, Kingston, Rockyside, Gap, Nokomai & Garvie Districts See New Appellation 264983. *W. H. Hore* A.L.R.

DISCHARGED
012968.1 Mortgage to The Bank of New South Wales 3.6.1976 at 4.40pm. *W. H. Hore* A.L.R.

012968.2 Mortgage to The Trustees Executors and Agency Company of New Zealand 3.6.1976 at 4.45pm. *W. H. Hore* A.L.R.

No. A2, 1299

easeiments, 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 1967, together with the period between the date of this lease and the aforesaid 1st day of July 1967, YIELDING and paying therefor unto the Department of Lands and Survey at Invercargill the annual rent of £ \$1,200.00 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 22,000 sheep which number shall not include more than 8,500 breeding ewes nor more than 200 cattle which number shall not include more than 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: McDonagh
Occupation: Clerk Lands & Survey
Address: Invercargill

[Signature]
Assistant Commissioner of Crown Lands.

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

Witness: [Signature]
Occupation: Postmaster
Address: Thungston

Francis Lewis Gore
Lessee
Brian Lewis Gore
Lessee

* See on page opposite

A2/1299

208317.1 Pursuant to Section 83 of the Crown Minerals Act 1991 notice for access of the within land to L & M Mining Limited - 27.4.1993 at 11.57 a.m. Term 2 years from 20/1/1993

H. J. J.
A.L.R.

263910.1 Exploration Permit under Crown Minerals Act 1991 Term 5 years commencing 16.2.1999 - 17.3.1999 at 9.00

W. G. G. G.
for RGL

208663.1 Partial Surrender of Prospecting Licence 201204.1 - 7.5.1993 at 9.11 a.m.

[Signature]
A.L.R.

222294.1 Exploration Permit pursuant to Crown Minerals Act 1991 over part of the within land to L & M Mining Limited - Term 3 years commencing on 5.7.1994 - 20.7.1994 at 10.05 a.m.

H. J. J.
A.L.R.

223568.1 Variation of Mining Licence 186479.1 - 26.8.1994 at 9.01 a.m.

H. J. J.
A.L.R.

235014.1 Mining Permit pursuant to Crown Minerals Act 1991 over part within land to L & M Mining Limited Term 10 years commencing on 30.8.1995 - 4.10.1995 at 9.01 a.m.

H. J. J.
A.L.R.

244521.1 Variation of mortgage 190137.1 - 20.9.1996 at 11.21 a.m.

[Signature]
A.L.R.

245024.2 Variation of Mining Permit 235014.1 - 10.10.1996 at 11.20 a.m.

[Signature]
A.L.R.

262561.1 Mining Permit against part under Crown Minerals Act 1991 Term 10 years commencing 21.12.1998 - 6.1.1999 at 9.00

G. W. W. W.
for DLR

* and it is further covenanted that so long as the said land is being farmed in conjunction with the adjoining property, being firstly all that area of land containing 1,627 acres 3 roods 32 perches being Sections 1, 59, 61, 63 and 113, Block VIII, Eyre Survey District also being all of the land comprised and described in Certificate of Title Volume 159 folio 18, secondly all that area of land containing 11 acres 2 roods being Section 3, Block I, Nokomai Survey District being also all of the land comprised and described in Certificate of Title Volume 136 folio 183, thirdly all that area of land containing 46 acres being Section 2, Block V, Nokomai Survey District being also all of the land comprised and described in Volume 136 folio 184 and fourthly all that area of land containing 312 acres 1 rood 13.8 perches being Section 1, Block I, Nokomai Survey District being also the balance of the land comprised and described in Certificate of Title Volume 148 folio 107 at present owned by the Lessee, the Lessee shall not be in breach of the covenant restricting the numbers of stock which may be depastured on the said land if the total sheep depastured on the said land and the adjoining freehold land is not at any time more than 28,500 which number shall not include more than 11,750 breeding ewes nor more than 560 cattle which number shall not include more than 360 breeding cows subject nevertheless to the increased numbers of stock being depastured equably on both the aforesaid lands and in accordance with the rules of good husbandry

115886.2 Transfer of their one third share Francis Lewis Hore and Janet Isabelle Hore to Brian Lewis Hore of Nokomai Farmer - 27.2.1985 at 10.25 a.m.

Wicks

A.L.R.

115886.3 Court Order under Section 25(3) Matrimonial Property Act 1976 vesting a one half share in Marion Ann Hore of Nokomai Married Woman - 27.2.1985 at 10.25 a.m.

ROBSON
DISCHARGED
16 APR 1995

Wicks
A.L.R.

116470.1 Mortgage to Australian Mutual Provident Society - 14.3.1985 at 10.16 a.m.

197053-1
DISCHARGED

Wicks
A.L.R.

133382.1 Mortgage to Rural Banking and Finance Corporation of New Zealand - 18.9.1986 at 10.51 a.m.

H.K.

A.L.R.

186479.1 Mining Licence pursuant to the Mining Act 1976 Term 20 years commencing on 9.5.1991 - 13.5.1991 at 10.20 a.m.

204039-1
DISCHARGED
16 APR 1995

H.K.
A.L.R.

190137.1 Mortgage to Wrightson Farmers Finance Limited - 4.9.1991 at 11.23 a.m.

H.K.
A.L.R.

191258.1 Mining Licence over part within land to Stony Creek Mining - 9.10.1991 at 9.40 a.m. Term 3 years commencing on 7.10.1991

204287-1
SURRENDERED

Jim Doherty
D.L.R.

182820.1 Change of Name of the mortgagee in mortgage 048127.1 to The Rural Bank Limited - 21.12.1990 at 11.29 a.m.

Jim Doherty
D.L.R.

182820.1 Change of Name of the mortgagee in mortgage 133382.1 to The Rural Bank Limited - 21.12.1990 at 11.29 a.m.

Jim Doherty
D.L.R.

201132.1 Prospecting Licence over part within land to Stony Creek Mining Limited Term 3 years commencing on 31.7.1992 - 21.8.1992 at 9.01 a.m.

204039-1
SURRENDERED

H.K.
A.L.R.

201204.1 Prospecting Licence over part within land to Stony Creek Mining Limited Term 18 months commencing on 24.8.1992 - 25.8.1992 at 9.00 a.m.

220168-1

Jim Doherty
A.L.R.

205409.1 Prospecting Licence over part within land to Stony Creek Mining Limited Term 15 years commencing on 21.12.1992 - 22.1.1993 at 9.00 a.m.

204125-1
SURRENDERED

Jim Doherty
A.L.R.

- (d) THAT the licensee shall exercise due care in stocking the said land and shall not overstock; and for the purpose of this clause it is hereby declared and agreed between the parties that the number of sheep which may be kept on the said land shall be determined by the Commissioner of Crown Lands, and the provisions of the Land Act, 1914, shall apply in relation to the said land.
- (e) THAT the licensee shall have no right of assigning the fee simple of the said land.
- (f) THAT if the licensee shall leave New Zealand or abandon the said land or if he cannot be found or if he shall neglect or fail or refuse to comply with the terms and conditions herein expressed or implied in the satisfaction of the Land Settlement Board or the Commissioner, as the case may be, or make default for not less than two months in the payment of rent or other payments due to the Department of Lands and Survey, then the Land Settlement Board may, subject to the provisions of section 114 of the Land Act, 1914, declare this licence to be forfeit, and that without discharging or releasing the licensee from liability for rent due or arrears due or for any price breach of any term or condition of the licence.
- (g) THAT this licence is intended to take effect as a pastoral occupation licence under the Land Act, 1914, and the provisions of the said Act and of the regulations made thereunder applicable to such licences shall be binding in all respects upon the licensee in the same manner as if such provisions had been fully set out herein.

SCHEDULE

- LICENCE TO BE GRANTED TO THE CROWN AT THE DATE OF THE LICENCE**
- (h) That the licensee shall be deemed not to have failed to use due care in stocking or to have overstocked so long as the number of sheep depastured on the said land does not exceed 18040, including 5445 breeding ewes (being an increase of ten per cent on the carrying capacity on which is based the annual rent herein before reserved) but the Commissioner may by notice in writing permit the licensee to depasture thereon any greater number should he deem it advisable or expedient so to do PROVIDED THAT any permission so granted shall be subject to amendment or revocation by the Commissioner at any time and particularly in the event of a transfer; any variation consented to by the Commissioner shall not affect the rent payable hereunder PROVIDED THAT ALSO so long as the said land is worked in conjunction with the licensee's present freeholding of 158 acres the number of sheep depastured on the combined areas may be increased to 19190 sheep including 6095 breeding ewes.

In witness whereof the Commissioner of Crown Lands for the Land District of Southland, on behalf of the Land Settlement Board hath hereunto set his hand this First day of March, 1960, in the presence of—

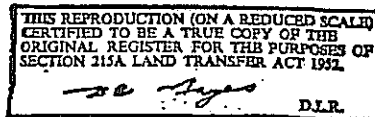
Witness: [Signature]
 Occupation: Land Officer
 Address: [Address]

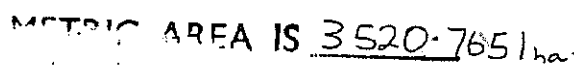
[Signature]
 Commissioner of Crown Lands.

I, the within-named Licensee, hereby accept this licence on the terms and conditions specified herein and in witness thereof have hereunto set my hand in the presence of—

Witness: [Signature]
 Occupation: District Officer (Land Survey)
 Address: [Address]

F. L. Home Licensee.





Transfer 205234 of a one third
share to Brian Lewis Hore
of Nokoma Farmer 21.5.1965
at 11.90

Davis

Certificate 209682 by Commissioner of Crown
Lands incorporating Section 5 Block I
Nokoma District shown on Plan No. 2
hereon in the within Lease 6.12.1965
at 1.39.00

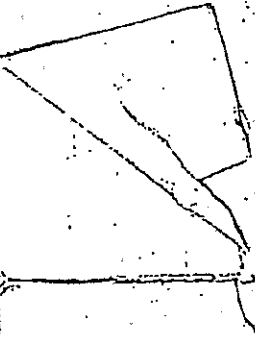
Davis
ahp

Pastoral Lease A2/1299 issued in lieu
hereof - 15.12.1967.

Davis
ahp

- Cancelled -

THIS REPRODUCTION
CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL REGISTER FOR THE PURPOSES OF
SECTION 215A LAND TRANSFER ACT 1952
D.L.R.



Office copy

PLAN OF RUNS No. 359, 398, 447, 54811

No. 143

NEW ZEALAND.



(Crown Lands R.-1)

REGISTER

Vol. 167-58

CANCELLED

RELEASED UNDER THE OFFICIAL INFORMATION ACT

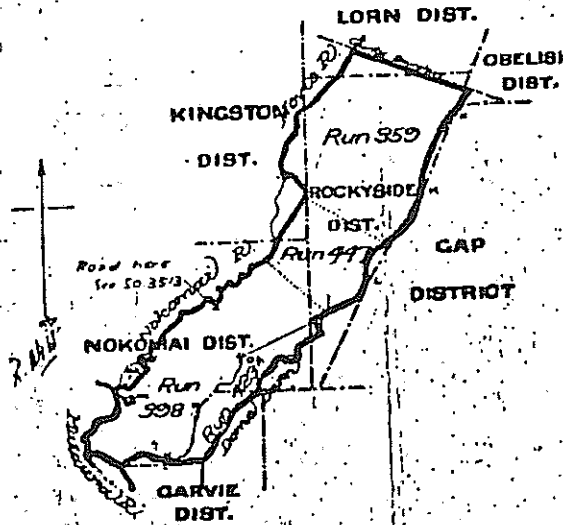
METRIC AREA IS 22181.2247 ha

Lorn, Kingston, Obelisk, Gap.

Rockyside, Nokomai, & Garvie Dists.

54811 acres

Image Quality due to Condition of Original



See amended plan on back hereof.

License to occupy Crown Lands for Pastoral Purposes.

WHEREAS PETER MCCORMICK, of the Lorn District, has applied to the Commissioner of Crown Lands for a license to occupy the Crown lands shown in the margin hereof, and has paid the sum of Two hundred and fifty pounds (£250.0.0.), being the first half-year's rent in advance for such land; and WHEREAS the Commissioner of Crown Lands has been satisfied that the said Peter McCormick is a fit and proper person to be licensed to occupy the said land for pastoral purposes for the term of thirty-five (35) years, to be computed from the first day of March 1975, subject to all the provisions and conditions of the Land Act, 1908, and its amendments, so far as applicable hereto, and subject also to the payment of an annual rent of Two hundred pounds (£200.0.0.), in equal parts, half-yearly in advance, on the first day of March and the first day of September in each and every year, payment for the first half-year's rent having already been made, and the next of such half-yearly payments to be made on the first day of September 1975.

- Subject also to the conditions following, viz:-
- (1) That if the licensee or any person claiming an interest through or under him shall make or cause to be made, any agreement or contract, or shall give or cause to be given or taken any negotiable security for the purpose of defeating or evading the provisions of, or shall in any way whatsoever directly or indirectly commit or be party to a fraud upon, the Land Act, 1908, and its amendments, this license shall be liable to be forfeited and revoked;
 - (2) That the licensee shall prevent the destruction or burning of timber or bush on the land comprised in this license, except as provided by section 237 of the Land Act, 1908;
 - (3) That the licensee shall prevent the growth or spread of gorse, broom, and sweetbrier, on the land comprised in this license, and shall with all reasonable speed remove or cause to be removed all gorse, sweetbrier, broom, or other noxious weeds or plants, as may be directed by the Commissioner of Crown Lands; and
 - (4) That the licensee shall destroy all rabbits on the land comprised in this license, and shall prevent their increase or spread, to the satisfaction of the Commissioner or an officer appointed by him to inspect the ground.
- (5) That it shall not be lawful for the licensee to burn any bush or wood on the land comprised in this license save with the prior consent in writing of the Commissioner of Crown Lands and subject to such conditions and restrictions as the said Commissioner may impose or give.

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

In witness whereof the Commissioner of Crown Lands, on behalf of the Land Board of the South Island and the Land District, hath hereunto set his hand, this 13th day of February, 1975.

WM. PETER MCCORMICK, of the Lorn District, has applied to the Commissioner of Crown Lands for a license to occupy the Crown lands shown in the margin hereof, and has paid the sum of Two hundred and fifty pounds (£250.0.0.), being the first half-year's rent in advance for such land; and WHEREAS the Commissioner of Crown Lands has been satisfied that the said Peter McCormick is a fit and proper person to be licensed to occupy the said land for pastoral purposes for the term of thirty-five (35) years, to be computed from the first day of March 1975, subject to all the provisions and conditions of the Land Act, 1908, and its amendments, so far as applicable hereto, and subject also to the payment of an annual rent of Two hundred pounds (£200.0.0.), in equal parts, half-yearly in advance, on the first day of March and the first day of September in each and every year, payment for the first half-year's rent having already been made, and the next of such half-yearly payments to be made on the first day of September 1975.

Commissioner of Crown Lands

DATED 2:13 P.M. 27th of June 1927.

Paragraph 1, Section 277 of the land act increased the area of the land to the whole, license has been increased from fifty four thousand eight hundred and eleven (54,811) acres to fifty five thousand seven hundred and eleven (55,711) acres and the annual rent has been increased from five hundred pounds (\$500) to five hundred and twenty pounds (\$520). Certain restrictions to take effect from the first day of March 1928 and shall be deemed to have been in force from that date.

For recorded plat herein.

THIS REPRODUCTION ON A REDUCED SCALE
CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL REGISTER FOR THE PURPOSES OF
SECTION 21A LAND TRANSFER ACT 1952

— 2 —

RLI

167/58

Dated _____ 1911

COMMISSIONER OF CROWN LANDS

PASTURAGE LICENSE

Transmission Report to Captain George Cameron
Cameron and John H. Cherry both aboard, named
as Cameron. Entered 4/15/50 at 2:40.

7/14/1940

Transfer of... 14.12.17, Alexander George...
...and John M. Henry, a Michael
Aluminum Works of New Orleans, Texas and
the said Alexander George...
...and John M. Henry, entered...

7/11/1910

Transfer # 45647 to registered proprietors to
Francis Louis Hore of Kilmilly, Dufftown
dated 19/9/50 at 2.31 etc. JMA:ito.

Значит

The transfer of the within license to occupy Pond ~~is~~ ^{is} done having distinct from
Lachlan McPherson, Watson Alexander George Duncan Cameron, Peter McPherson, Alexander
and Joseph Haight in part to John Lachlan McPherson, Watson Alexander Duncan
George Duncan Cameron and Joseph Haight McPherson, Alexander and John McPherson,
as Beesly, Agent.

Dated at Invercargill this 7th day of May. 1937.

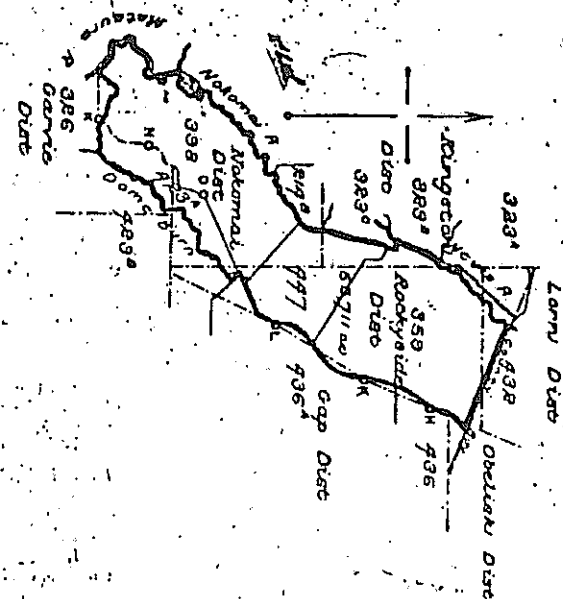
By a Voluntary Settlement under the Economic
Stabilisation Emergency Regulations 1948 the Settlement
of which was sealed on 27th September 1948 the
annual rental of the premises herein
is reduced from five hundred and twenty
pounds £520

£330 per annum as from
the 1st April 1948

Baken at Invercailill, this 19th day of October 1845.

W. D. Quinn
Commissioner of Crown Lands

The within form is now known as part
Run 578 Low, Lonside, Obelisk, Lockyede
Gap, Kingston, Nokoni and Harvie S. D's
see Respellations 179335



Scale: 4 Miles to an Inch



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

Search Copy



R. W. Muir
Registrar-General
of Land

Identifier **SLB3/705**
Land Registration District **Southland**
Date Issued **18 August 1966**

Prior References
SL143/170

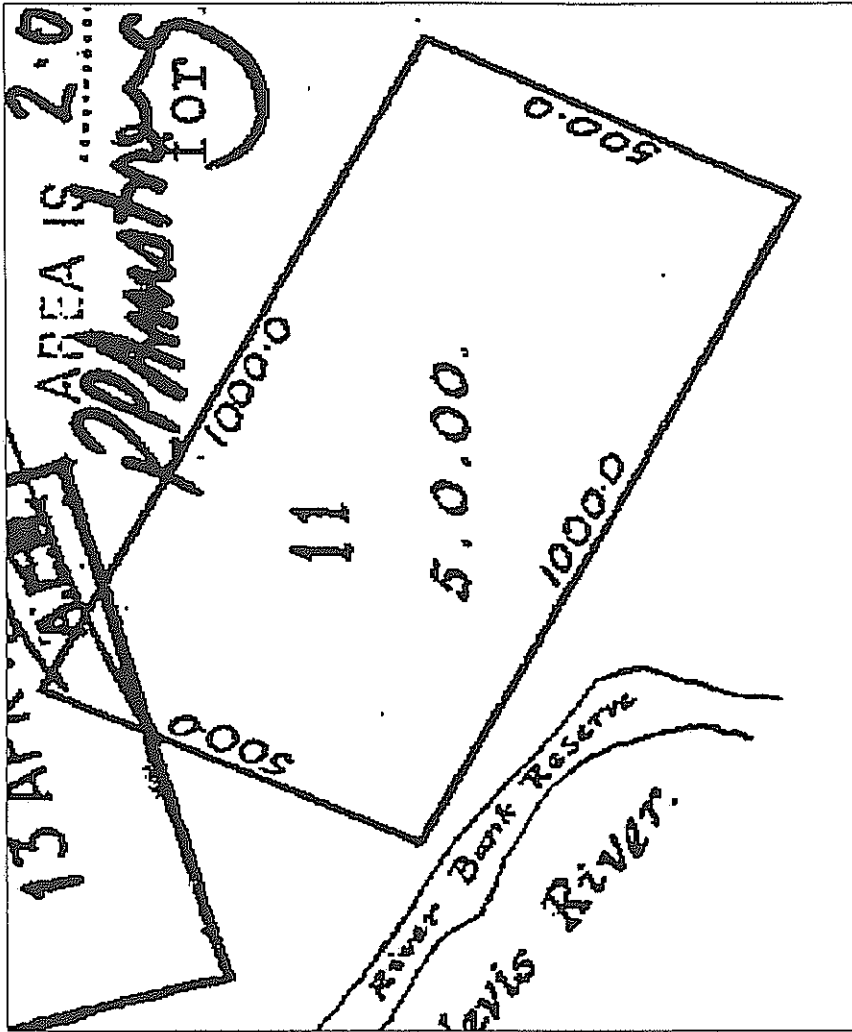
| | |
|------------------------------------|--|
| Estate | Fee Simple |
| Area | 2.0234 hectares more or less |
| Legal Description | Section 11 Block VII Lom Survey District |
| Proprietors | |
| Brian Lewis Hore as to a 1/2 share | |
| Marion Ann Hore as to a 1/2 share | |

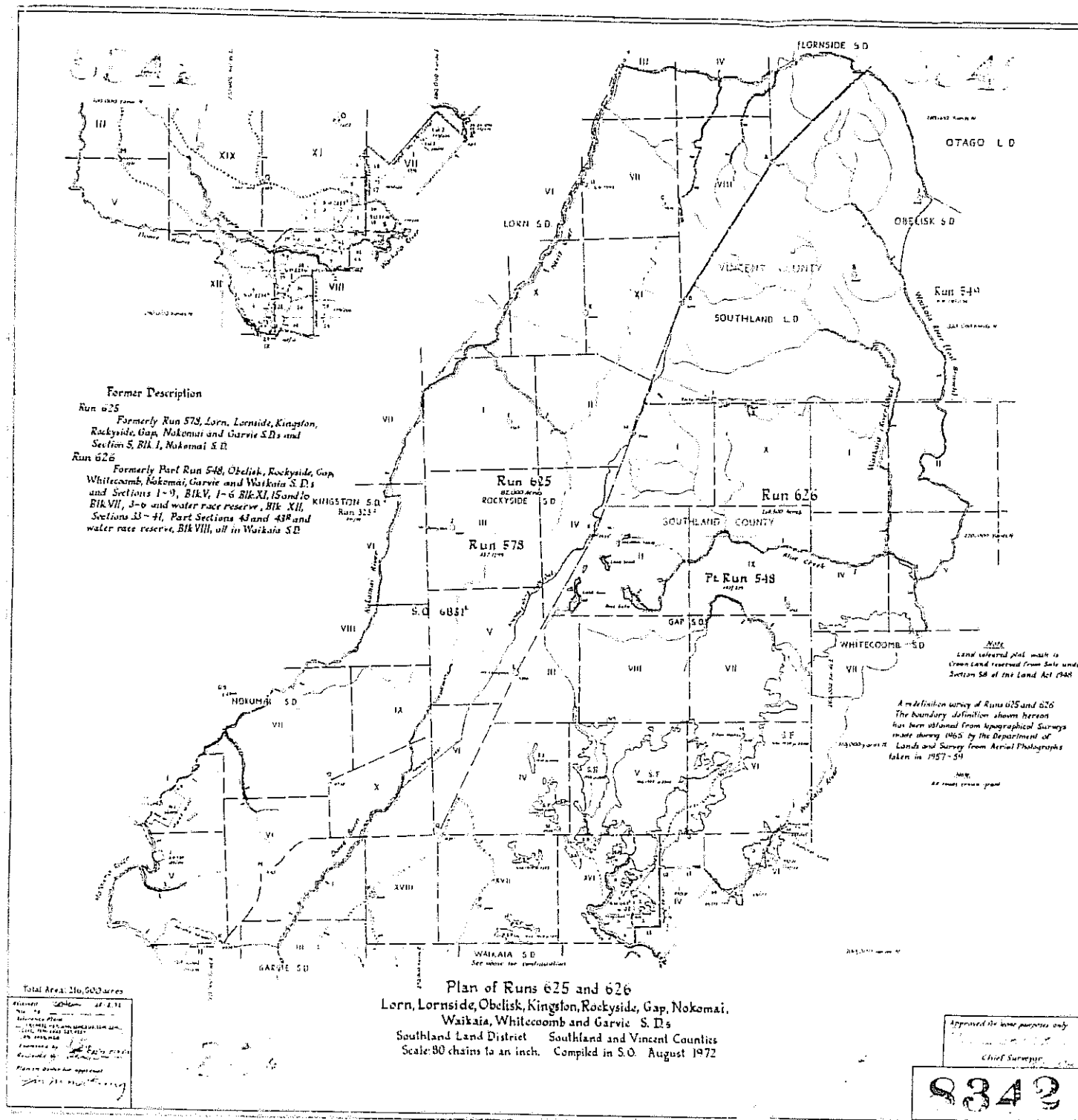
Interests

229459 Certificate pursuant to the Soil Conservation and Rivers Control Amendment Act 1959 - 4.10.1968 at 10.55 am
257684 Certificate pursuant to the Soil Conservation and Rivers Control Amendment Act 1959 - 9.2.1972 at 2.30 pm
190137.1 Mortgage to Wrightson Farmers Finance Limited - 4.9.1991 at 11:23 am
244521.1 Variation of Mortgage 190137.1 - 20.9.1996 at 11.21 am

Identifier

SLB3/705



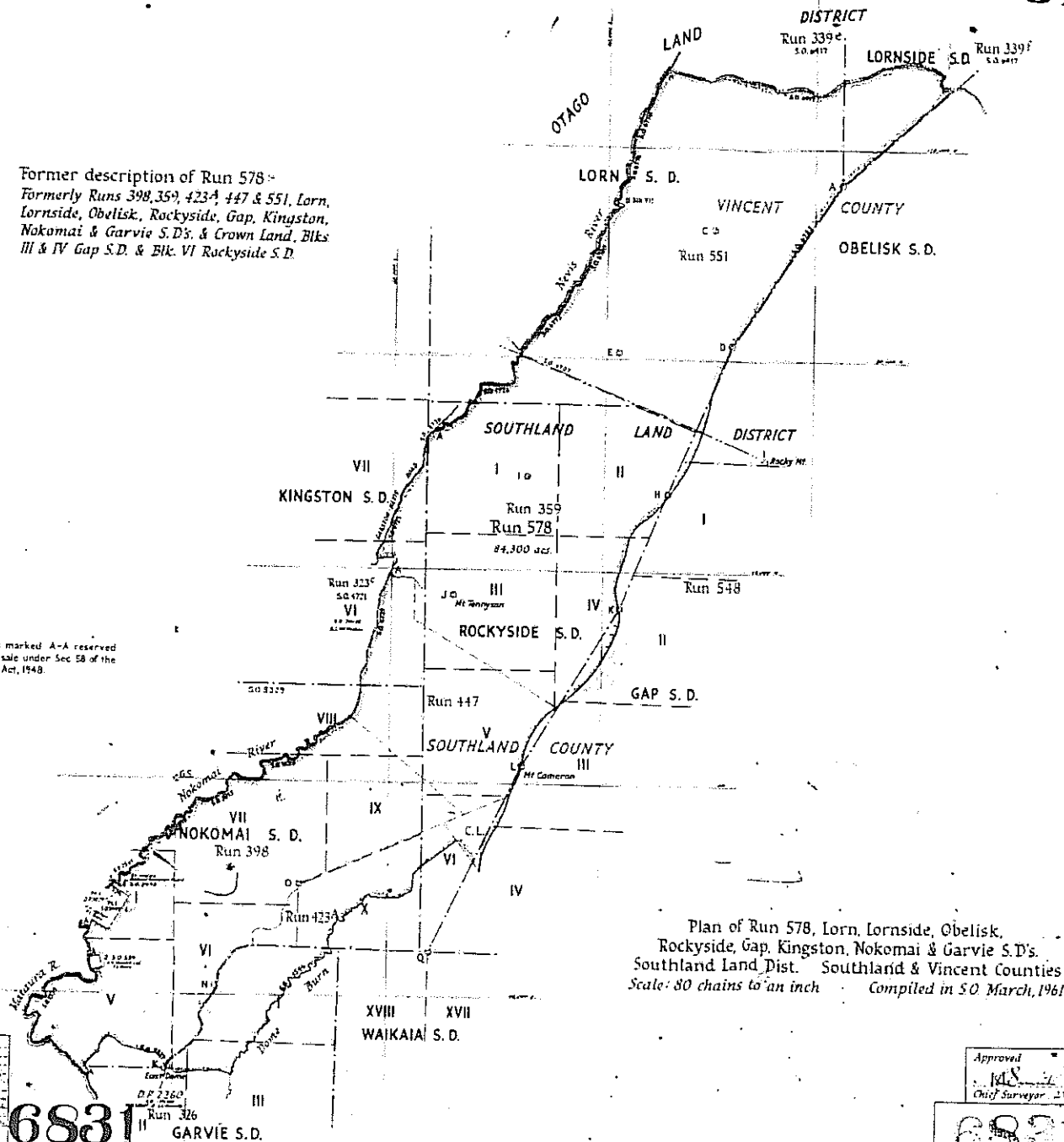


6831

6831

Former description of Run 578 -
Formerly Runs 398, 359, 423A, 447 & 551, Lorn,
Lornside, Obelisk, Rockside, Gap, Kingston,
Nokomai & Garvie S.D's. & Crown Land, Blks
III & IV Gap S.D. & Blk. VI Rockside S.D.

Note: Areas marked A-A reserved
from sale under Sec 58 of the
Land Act, 1948.



APPLICATION FOR REGISTRATION OF A LAND IMPROVEMENT
AGREEMENT UNDER THE SOIL CONSERVATION AND
RIVERS CONTROL AMENDMENT ACT 1959

To The District Land Registrar,
Invercargill.

Pursuant to the provisions of the Soil Conservation and Rivers Control Amendment Act 1959 I ALASTAIR JOHN McKELLAR of Invercargill Secretary an authorised officer in relation to a land improvement agreement made with SOUTHLAND CATCHMENT BOARD DEPOSIT HERewith a duplicate of a land improvement agreement duly certified by me and I CERTIFY that the agreement is one that may be registered against the land hereinafter described and I HEREBY APPLY for the registration of the agreement against the land.

Land Affected by Registration :

Names : FRANCIS LEWIS HORE (two-thirds share) and BRIAN LEWIS HORE (one-third share) both of Nokomai Farmers as tenants in common in the said shares, the Francis Lewis Hore variously described on the under-mentioned Certificates of Title as of Ranfurly Sheepfarmer, of Kingston Farmer, of Nokomai Sheepfarmer and of Nokomai Farmer being one and the same person as the Francis Lewis Hore abovenamed.

Situation : Nokomai Station - Nokomai, Lorn, Lorneside, Eyre, Kingston, Obelisk, Gap, Rockyside and Garvie Survey Districts

Total Area : 95,130 acres 3 roods 6.8 perches (fee simple - 2,002 acres 3 roods 5.8 perches); (Leasehold - 93,128 acres 0 roods 01 perches)

Description of Fee Simple Lands :

FIRST: ALL THAT parcel of land situated in the Nokomai Survey District containing 11 acres 2 roods 0 perches more or less BEING Section 3 Block I of the said Survey District and all the land comprised and described in Certificate of Title Volume 136 folio 183 Southland Registry (Limited as to Parcels).

SECONDLY: ALL THAT parcel of land situated in the Nokomai Survey District containing 46 acres 0 roods 0 perches more or less BEING Section 2 Block V of the said Survey District and all the land comprised and described in Certificate of Title Volume 136 folio 184 Southland Registry (Limited as to Parcels).

THIRDLY: ALL THAT parcel of land situated in the Nokomai Survey District containing 312 acres 1 rood 13.8 perches more or less BEING part Section 1 Block I of the said Survey District part being also part Lot 1 Deposited Plan 3029 and being the balance of the land comprised and described in Certificate of Title Volume 148 folio 107 Southland Registry.

FOURTHLY: ALL THAT parcel of land situated in the Eyre Survey District containing 1627 acres 3 roods 32 perches more or less BEING Sections 1, 59, 61, 63 and 113 Block VIII of the said Survey District and being all the land comprised and described in Certificate of Title Volume 159 folio 18 Southland Registry.

FIFTHLY: ALL THAT parcel of land situated in the Lorn Survey District containing 5 acres more or less BEING Section 11 Block VII of the said Survey District and all the land comprised and described in Certificate of Title No. B3/705 Southland Registry.

Description of Leasehold Lands :

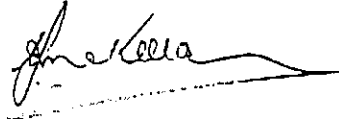
FIRST: ALL THAT parcel of land situated in the Eyre Survey District containing 8827 acres 0 roods 01 perches more or less BEING part

/ Run 1910 in the said Survey District and being the land comprised in Pastoral Lease No. P.12 recorded in Register Book Volume 185 folio 86 Southland Registry.

SECONDLY: ALL THAT parcel of land situated in the Lorn, Lornevale, Kingston, Obelisk, Gap, Rockyside, Nokomai and Garvie Survey District containing 84,301 acres more or less BEING Run 578 in the said Survey Districts and being the land comprised in Pastoral Lease No. P.76 recorded in Register Book No. A2/1299 Southland Registry.

DATED at Invercargill this 8th day of February 1972

SOUTHLAND CATCHMENT BOARD


Secretary

"RELEASED UNDER THE OFFICIAL INFORMATION ACT"

AN AGREEMENT made the 10 day of December one thousand nine hundred and ninety seven between the SOUTHLAND CATCHMENT BOARD constituted under the Soil Conservation and Rivers Control Act 1941 (hereinafter called "the Board") of the one part and FRANCIS LEWIS HORE (2/3 Share) and BRIAN LEWIS HORE (1/3 Share) BOTH OF WOKOMAI.

Farmer/Farmers (hereinafter called "the Owner/Owners" which expression shall when the context so admits or implies include his executors, administrators and assigns) of the other part.

WHEREAS the Owner/Owners own/own has/have a lease of the land described in the first schedule hereto (hereinafter called "the said land")

AND WHEREAS pursuant to the subsection (3) of Section 30 of the said Act as amended by the Soil Conservation and Rivers Control Amendment Act 1959 the Board is duly authorized to make payments as grantor to the Owner/Owners for the purpose in the agreement specified upon terms and conditions in conformity with the Subsection (as so amended).

NOW THIS AGREEMENT WITNESSETH and IT IS HEREBY AGREED AND DECLARED as follows

1. The Owner/Owners in consideration of the subsidy at the rate or rates set forth in the second schedule hereto hereinafter agreed to be paid or credited to him/them by the Board BOTH HEREBY AGREE within or during (as the case may be) the periods specified in such second schedule to carry out the works and farming practices set out in Parts I and II thereof respectively.
2. The Board in consideration of the agreements herein contained to be observed and performed on the part of the Owner/Owners shall pay or credit to the Owner/Owners a subsidy at the rate or rates set forth in Part I of the second schedule hereto as payable if such works are completed to the satisfaction of the Board within the periods specified in such part.
3. If the Owner shall make default in the observance of performance or any covenant on his part hereinbefore contained and such default shall continue for a period of fourteen days after written notice thereof has been served on the Owner by the Board setting out the nature of such default and requiring the Owner to remedy the same then the Owner shall within seven days of default being made on him by the Board pay to the Board the amount expended by the Board on the works up to the date of such default and such amount shall be recoverable by the Board in accordance with the provisions of Section 30 of the Soil Conservation and Rivers Control Act 1941.
4. The Owner/Owners shall permit the Officers servants and Agents of the Board at any time by day to enter upon the said land to ascertain whether the Owner/Owners has/have complied with his/their obligations hereunder, provided that the Board shall first give not less than 24 hours notice of its intention so to do to the Owner/Owners.

THE FIRST SCHEDULE

Description of Property

Leasehold:

Pt Run 191^o, Eyre S.D.
Run 578, Lorn, Lornside,
Ingston, Obelisk, Gap,
Hookyside, Wokomai and
Garvie S.D.'s and
Sec 5, Block I, Wokomai S.D.

| A. | R. | P. | Freehold: | A. | R. | P. |
|---------|-----|------|--|--------|-----|---------|
| 8,827 | - 0 | - 01 | Pt Lot 1, D.P. 3029, Pt Sec. 1, Sec. 3 Block I, Wokomai S.D. | 323 | - 3 | - 13.6 |
| | | | Sec 2, Blk V, Wokomai S.D. | 46 | - 2 | - 00.0 |
| 84,301 | - 0 | - 00 | Secs 1, 59, 61, 63 and 113, Blk VIII, Eyre S.D. | 1527 | - 3 | - 32.0 |
| 93,128 | - 0 | - 01 | Sec. II, Blk VII, Lorn S.D. | 5 | - 0 | - 00.0 |
| | | | | 2003 | - 1 | - 05.30 |
| TOTAL - | | | | 95,131 | - 1 | - 06.8 |

I hereby certify that this is a true copy of the L-2 Improvement Agreement dated the 10th day of December 1971 made between Francis Lewis Hore and Brian Lewis Hore and Southland Catchment Board Secretary to Southland Catchment Board

F.L.H. *[Signature]*
B.L.H. *[Signature]*
F.T. McRae

THE SECOND SCHEDULE

PART I

The Conservation proposals and subsidy rates and conditions are more particularly set out in Section 5 of the Proposed Work Programme of a report by the Chief Soil Conservator of the Board, a copy of which is attached hereto.

It is hereby agreed that the programme contained in the attached report will be carried through to completion by the owner subject to such amendments as may be mutually agreed upon by the Owner and Board.

PART II

| <u>Farming Practices</u> | <u>Period during which practices are to be applied</u> | <u>Conditions</u> |
|-------------------------------------|---|--|
| <u>Fencing</u> | For the term of any Crown Lease or licence issued over the property described in the First Schedule hereto. | To be maintained in a stockproof condition. |
| <u>Overseeding and Foddercasing</u> | 5 years from date of completion. | (1) That each block shall be spelled from stock for the first seeding period following sowing and thereafter occasionally grazed so as to permit maximum recovery of vegetation. (2) That within 2½ yrs. of sowing a further equivalent of 2 cwt of 44/45 super per acre be applied at the owner's expense. |
| <u>Cash Cropping</u> | 5 years from date of completion. | Grain cash crops on the arable country will be restricted to a rotation tied to pasture renewal. |

IN WITNESS WHEREOF these presents have been executed the day and year here-
 inbefore written

Signed by the above-named
 in the presence of

J. H. Hore

SIGNED BY

and by

B. L. Hore

F. L. Hore

C. H. Hore

L. Y. H. Rae

Two members of the Southland Catchment Board
 on behalf of and by direction of the Board

In the presence of

J. H. Hore

TELEGRAMS: "CATCHMENT"



P.O. BOX 408

SOUTHLAND CATCHMENT BOARD

143 SPEY STREET, INVERCARGILL, N.Z.

TELEPHONE: 89-129

P.P.8 NOKOMAI STATION

Application is made for a third 5 year programme for this property.

Summary of Work Completed to Date

| <u>1st 5 Year Programme</u> | <u>Approximate Total Cost</u> | <u>Subsidy</u> |
|---------------------------------------|-------------------------------|-----------------|
| <u>Subsidised Work</u> | | |
| 200 chs retirement fence | | |
| 730 chains conservation fence | | |
| 300 chains firebreak | | |
| 4700 acres overrowing and topdressing | | |
| <u>Non-Subsidised Work</u> | | |
| 3300 acres overrowing and topdressing | | |
| | <u>\$60,000</u> | <u>\$20,000</u> |

This programme was completed in 4 years.

2nd 5 Year Programme - Completed in 4 years without subsidy.

| | |
|--|-----------------|
| 4 miles new cattleproofing | 2,000 |
| 31 miles new fencing | 37,200 |
| 51 miles new roads | 6,300 |
| 1 new Airstrip | 2,000 |
| 1 new Hut at the Lion | 1,000 |
| 2 new Bridges at the Lion | 2,000 |
| New Sheep Yards at the Lion | 3,000 |
| New Cattle Yards | 3,500 |
| Maintenance of 8,000 acres overrowing and topdressing at \$20,000/year for 2 years | <u>40,000</u> |
| | <u>\$97,000</u> |

FLH EVO
B.L.H. F.Y. McRae

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3. MANAGEMENT CHANGES IN LAST 8 YEARS

Prior to the conservation and development work that has taken place over this period, sheep spent the summer in the Nevis catchment and wintered on snow free country in the Southland portion of the run. Sunny, eroded, snowfree country was becoming more eroded and the imbalance of the winter to summer country together with the snow risk had given Mokekai a bad name over the years.

The first 5 year programme set out to remove grazing pressure on the Class VIII and VIIc land, improve some of the eroded Class VI fescue tussock land and to develop some of the less eroded Class VI fescue tussock to achieve the spelling of the upper country. The success of this programme can be measured partly in the virtual doubling of stock numbers (when reduced to stock units), in the vast improvement in stock performance and in the sum of nearly \$100,000 spent by the owners in the last 4 years (virtually a non subsidised 2nd 5 year programme), as a follow up to this initial conservation and development work.

Pre lamb shearing has been done since 1964 and recently a change was made to machine instead of blade shearing. Blade shearing was taking too long (partly due to improvement in the condition of the wool) and too much wool was being left around the eyes and crutch.

All ewes now go to oversown and topdressed blocks after shearing and the 2 toothers are on this country for the winter. With the fairly extensive subdivision rotational mob stocking is now achieved over the whole property, and the shifting of stock has been greatly aided by the construction of over 51 miles of roads and tracks. It is not easily possible to show stock movements on a grazing chart.

4. PROPOSED FURTHER MANAGEMENT CHANGES

Cattle numbers are now high enough for their effect to be seen both on the oversown and topdressed blocks and on the native tussock. It is proposed to increase the breeding herd by 100 this year and by 120/year from next year, so that in 5 years cow numbers would be between 1100-1200. Ewe hoggets will be increased by 200/year for 5 years and the net effect of this will be 5000 more ewes. It is not proposed to increase the wether flock.

Three of the tussock blocks are slightly to moderately eroded and it is proposed to oversow and topdress these (5,000 acres in total) for three reasons:-

1. to improve the cover on the 1 and 2 erosion country
2. markedly reduce the need to burn
3. provide more improved country to further reduce grazing pressure on the Class VIIc and VIII land.

It is also proposed to construct 150 chains of conservation fence in the Reef Spurs to separate out about 1400 acres of Class VI country from Classes VII and VIII. To facilitate the increased use of cattle a further 300 chains of cattleproofing existing fences is proposed.

5. PROPOSED WORK PROGRAMME (3rd 5 year plan)

Year 1 (5% Conservation Fee added)

| | Total Cost | Subsidy Rate | Local Share |
|---|------------|--------------|-------------|
| 1200 acres O.S. & T.D. (Grave yard and Blackball) at \$5.40 | 10,206 | 1 : 2 | 3604 |
| Flying (non subsidised) at \$1.10/ao. | 1,980 | - | 1980 |
| Cattleproofing | | | |
| 40 chains against East Dome | | | |
| 120 chains bottom of Moa | | | |
| 130 chains new paddock | | | |
| 250 chains | 1,522 | \$2/oh. | 912 |
| | \$13,708 | | \$5,726 |

B.L.H.
J.L.H.

C.H.

F.L.McR.

RELEASED UNDER THE OFFICIAL INFORMATION ACT

-4-

5. PROPOSED WORK PROGRAMME (3rd 5 Year Plan) Contd

| <u>Year 2</u> | <u>Total Cost</u> | <u>Subsidy Rate</u> | <u>Local Share</u> |
|---|-------------------|-------------------------|------------------------|
| Maintenance O.S. & T.D. 8000 acres at \$2.80 | 22,400 | - | 22,400 |
| 90 chains Cattleproofing above Penny Terraces at \$5 | 472 | \$2/chain | 292 |
| | <u>\$22,872</u> | | <u>\$22,692</u> |
| <u>Year 3</u> | | | |
| 1400 acres O.S. & T.D. (Reef Spurs) at \$6.50/acre | 9,100 | - | 9,100 |
| 150 chs Conservation Fence (Reef Spurs) at \$17/chain | 2,677 | 2 : 3 | 1,607 |
| 1800 acres Maintenance O.S. & T.D. (Grave Yard and Blackball) at \$2.80 | 5,040 | - | 5,040 |
| | <u>\$16,817</u> | | <u>\$15,747</u> |
| <u>Year 4</u> | | | |
| Maintenance O.S. & T.D. 8000 acres at \$2.80 | <u>\$22,400</u> | - | <u>\$22,400</u> |
| <u>Year 5</u> | | | |
| 1300 acres O.S. & T.D. (Estimates) at \$5.40/acre | 10,206 | 1 : 2 | 6,804 |
| Flying (non-subsidised) at \$1.10/acre | 1,980 | - | 1,980 |
| Maintenance O.S. & T.D. (Graveyard, Blackball and Reef Spurs) 3200 at \$2.80 | 8,960 | - | 8,960 |
| | <u>\$21,146</u> | | <u>\$21,146</u> |
| Sub Total | <u>\$96,946</u> | Subsidy-\$8,614 | <u>\$88,309</u> |
| 10% Contingencies | <u>9,694</u> | | <u>8,830</u> |
| Grand Total | <u>\$106,640</u> | Subsidy-\$9,501 | <u>\$97,139</u> |

6. SPECIFICATIONS

| | <u>Cost/Acre</u> |
|---|---------------------|
| (a) Overgrazing and Topdressing | 1.70 |
| 6lb cocksfoot at \$0.24 | 1.44 |
| 2lb dogestail at \$0.15 | .30 |
| 1lb timothy at \$0.15 | .15 |
| 3lb white clover at \$0.25 | .75 |
| 3lb mont. clover at \$0.35 | 1.05 |
| | <u>\$5.39</u> |
| Flying at \$1.10 | 1.10 |
| | <u>\$6.50 (Say)</u> |
| Maintenance O.S. & T.D. | <u>\$2.80</u> |
| (b) Cattleproofing (on existing 6 wire fences) | |
| 1 barb wire and 3-4 waratahs/chain | |
| Maximum cost \$5/chain | |
| Conservation Fencing | |
| 6 plain and 1 barb wire, waratahs at 3 yards, 1 wooden post/chain | |
| | <u>Cost/Chain</u> |
| 1/10 strainer and stay at \$7 | \$0.70 |
| 1 taralized post at \$1 | 1.00 |
| 6 waratahs at \$0.80 | 4.80 |
| 1 tie-down at \$0.40 | .40 |
| 6 plain No. 8 at \$0.50 | 3.00 |
| 1 barb wire at \$0.50 | .50 |

B.L.H.
F.L.B.E.H.
F.L.B. Rm.

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6. SPECIFICATIONS (Contd)(b) Conservation Fencing (Contd)

| | |
|-------------|-----------------------------------|
| Cartage | \$0.80 |
| Laying Line | 1.20 |
| Erection | 4.50 |
| | <u>\$16.90 est. \$17.00/chain</u> |

7. ECONOMICS

Finance for the proposed work will all come out of income and no mortgage money will be required.

8. LEGAL AGREEMENT

A modified legal agreement to cover grazing and spelling and increased stock numbers will be drawn up provided Soil Council approval is obtained.

9. RECOMMENDATION

That Board approve the above 5 year plan, total cost \$106,640 subsidy \$9501 and seek Soil Council approval for the overall programme and specific approval for the first year programme, total cost \$15,078, subsidy \$4380.

22ND JULY, 1971

B.L.H.
J.L.H.
C.H.Y.
L.F. MacRae

257684

APPLICATION FOR REGISTRATION OF A LAND
IMPROVEMENT AGREEMENT UNDER THE
SOIL CONSERVATION AND RIVERS
CONTROL AMENDMENT ACT 1959

136463.1 Gazette Notice declaring
(i) parts CT 104/335 and 104/336 to be road
(ii) to null and void sections 223, 224, 225 and 226 Block
VIII Iyze District and incorporating the said Sections
225 and 226 in CT 104/335 and amalgamating the said
Sections 223 and 224 in CT 104/335
- 17.12.1995 at 10.30 a.m.

A.L.R.

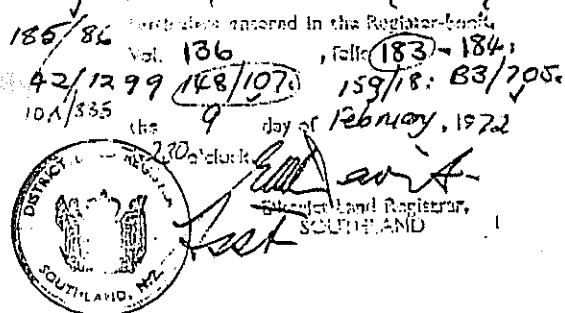
BETWEEN SOUTHLAND CATCHMENT BOARD
(of the first part)

A N D FRANCIS LEWIS MORE and
BRIAN LEWIS MORE
(of the second part)

274605.1 Gazette Notice declaring:
(i) parts CT 10A/335 (4713m², 160m²)
to be road and vested in The
Southland District Council
(ii) as road stopped part Sections
1 and 2 SO 12274 and amalgamating
the said part Sections 1 and 2
in CT 10A/335
(iii) land taken pursuant to Section
119 Public Works Act 1981 now
known as part Sections 1 and 2
SO 12274 and amalgamating the
said part Sections 1 and 2 in
CT 10A/335

22.7.2000 at 2.25

Shubb,
for RGL



Not registered under Land Transfer
Act Registered under Section 121,
Land Act, 1948
- as to 185/86 42/1299



Macalister Bros.
Solicitors,
Invercargill.

- 9 FEB 1972

2:30 p.m.

85

363 362

| CDE_S15 - Request Manual Copy | | | |
|---|--|------------------|---------------------|
| Document Type | Improvement | Request Id | 45412 |
| Reference Number | 229459 | User Id | jkirkdu |
| Land District | Southland | Request Date | 08/03/2002 15:26:02 |
| Method of Delivery | Fax | Client Reference | 6NLITR.02/536YD |
| Requested By | JOHN KIRK | Status | Pending |
| <input type="checkbox"/> Certified Copy | | | |
| Comments | NOKOMAI - LAND IMPROVEMENT AGREEMENT | | |
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| Firm | Opus International Consultants Ltd (Dunedin) | | |
| Primary Contact | Mr Robin Whelan | | |
| Street | Private Bag 1913 | | |
| Town | Dunedin | | |
| Country | New Zealand | | |
| Postcode | | | |
| Fax Number | 03 474 8995 | | |
| Fees... | | OK | Cancel |