

## **Crown Pastoral Land Tenure Review**

**Lease name : NOKOMAI STATION**

**Lease number : PS 076**

### **Due Diligence Report (including Status Report) - Part 2**

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

Part of the information relates to research on the status of the land, resulting in a Status Report that is signed off by a LINZ approving officer. The remainder of the information is not analysed for relevancy or possible action until required, and LINZ does not guarantee its accuracy or completeness as presented.

The report attached is released under the Official Information Act 1982.

**July 09**

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

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 undermentioned 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 : 95,118 acres 1 rood 6.8 poles (fee simple - 1,991 acres 1 rood 5.8 poles;) (Leasehold - 93,127 acres 0 roods 01 poles).

Description of Fee Simple Lands :

FIRST : ALL THAT parcel of land situated in the Nokomai Survey District containing 11 acres 2 roods 0 poles 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 poles 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 poles 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 poles 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


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

Survey District containing 8827 acres 0 roods 01 poles more or less BEING part Run 191C 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, Lorneside, Kingston, Obelisk, Gap, Rockyside, Nokomai and Garvie Survey Districts containing 84,300 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 *2nd* day of *October* 1968.

SOUTHLAND CATCHMENT BOARD



SECRETARY.

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

THIS DEED made the *2nd* day of *October* 1968  
BETWEEN FRANCIS LEWIS HORE of Nokomai Farmer  
(hereinafter called "the Assignor") of the one part  
AND BRIAN LEWIS HORE also of Nokomai Farmer  
(hereinafter called "the Assignee") of the other part

WHEREAS the Assignor in consideration of the sum of  
£20,362. 0. 0 (\$40,724.00) transferred a one-third  
interest in the lands described in the Agreement  
hereinafter referred to

AND WHEREAS pursuant to such transfer the Assignee  
has agreed to enter into these presents

AND WHEREAS by Memorandum of Agreement dated the *24th*  
day of *June*, 1963 (hereinafter referred to as "the  
Land Improvement Agreement") and made between the  
Southland Catchment Board (hereinafter referred to as  
"the Board") and the Assignor the Board agreed to do  
certain works and the Assignor agreed to pay for such  
works in a manner as is therein set out

NOW THIS DEED WITNESSETH THAT IN CONSIDERATION of the  
transfer of a one-third share in the said lands from  
the Assignor to the Assignee the Assignee DOTH HEREBY  
COVENANT with the Assignor that the Assignee will at  
all times hereafter do all things required to be done  
by the Assignor under the said Land Improvement Agree-  
ment and will make payments to the Board as are therein  
set out in proportion to his one-third interest in the  
said lands and in particular will at all times hereafter  
observe and perform all and singular the covenants  
conditions and provisions in the said Land Improvement  
Agreement contained or implied to the intent that the  
said Assignee shall be as fully bound thereby as if he  
had personally been a party thereto.

IN WITNESS WHEREOF these presents have been executed

*D.L.H.*  
*3426*  
*W.C.*

the day and year first hereinbefore written.

SIGNED by the said FRANCIS  
LEWIS HORE as Assignor in the  
presence of :

*Francis Lewis Hore*

*G. W. H. Hore*

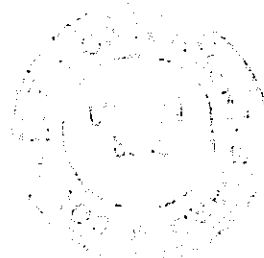
SIGNED by the said BRIAN  
LEWIS HORE as Assignee in the  
presence of :

*Brian Lewis Hore*

*G. W. H. Hore*

The SOUTHLAND CATCHMENT BOARD being the Board in and  
under the Land Improvement Agreement bearing date the 24<sup>th</sup>  
day of June, 1953 DOTH HEREBY CONSENT to the above  
assignment.

THE COMMON SEAL of the  
SOUTHLAND CATCHMENT BOARD  
was hereunto affixed in  
the presence of :



*W. J. Hore*  
*[Signature]*

Chairman

Secretary

229459

## "RELEASED UNDER THE OFFICIAL INFORMATION ACT"

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

PARTICULARS ENTERED IN THE REGISTER BOOK

VOL 136 FOLIO 183, 184, 148/107, 159/18,

THE 4 OCT 1968 185/86 A2/1299  
AT 10.55 a.m.

*Davis*  
Assistant Land Registrar  
SOUTHLAND

BRIAN LEWIS HORE and FRANCIS  
LEWIS HORE

- 274605.1 Gazette Notice declaring:
- (i) parts CT 10A/335 (4713m<sup>2</sup>, 160m<sup>2</sup>) 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

*Shukla;*  
for RGL

and

## SOUTHLAND CATCHMENT BOARD

- 136463.1 Gazette Notice declaring
- (i) parts CT 185/86 and 159/18 to be road
  - (ii) as road closed Sections 223, 224, 225 and 226 Block VIII Eyre District and incorporating the said Sections 225 and 226 in CT 185/86 and amalgamating the said Sections 223 and 224 in CT 159/18
- 17.12.1986 at 10.31 a.m.  
*Wahid*  
*12.12*

Registered under Section  
83 Land Act 1948 as  
to A 2/1299.

DEEDS	
L.T. Agreement	
Macalister Bros	
4-OCT-1968	
Time:	10.55
Fee:	82
Amount:	2665

Macalister Bros.,  
Solicitors,  
Invercargill.



CDE_S15 - Request Manual Copy		X	
Document Type	Document	Request Id	45416
Reference Number	262561.1	User Id	jkirkdu
Land District	Southland	Request Date	08/03/2002 15:30:36
Method of Delivery	Fax	Client Reference	6NLITR.02/536YD
Requested By	JOHN KIRK	Status	Pending
<input type="checkbox"/> Certified Copy			
Comments	NOKOMAI - MINING PERMIT TERM TEN YEARS		
Delivery Details			
Firm	Opus International Consultants Ltd (Dunedin)		
Primary Contact	Mr Robin Whelan		
Street	Private Bag 1913		
Town	Dunedin		
Country	New Zealand		
Postcode			
Fax Number	03 474 8995		
Fees...		OK	Cancel

SOUTHLAND  
LAND REGISTRY OFFICE

MINING PERMIT 41 400  
CROWN MINERALS ACT 1991

**PERMIT HOLDER:** Stoney Creek Mining Limited  
RD 1, Littles Road, QUEENSTOWN

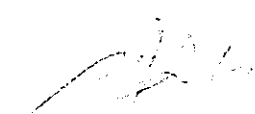
**NOW THEREFORE:** I, BARRIE JOHN FOWKE, Manager Crown  
Minerals, acting under delegated authorities of 4  
November 1997 and 9 November 1998, do

HEREBY GRANT to the Permit Holder a mining permit for the duration of 10  
years commencing on the date hereof

WHICH HEREBY gives the exclusive rights to mine for gold 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 21<sup>st</sup> day of June 1998

  
.....  
Manager Crown Minerals



**LAND DESCRIPTION**

**MINING PERMIT 41 400**

**Stoney Creek Mining Limited**

All that area of land containing 113.4535 hectares being Part of Part Runs 323A, Run 625, Crown Land Reserved from Sale, Legal Road and Bed of Nevis River, situated in Block IX Lorn Survey District, Block I Rockside Survey District and Block VII, Kingston Survey District as is more particularly shown on SO 12299.

## SECOND SCHEDULE CONDITIONS OF MINING PERMIT 41 400

(Terms used in this Schedule shall have the same meaning as in the Minerals Programme for Minerals other than coal and petroleum (1 October 1996) unless the context indicates otherwise.)

### WORK PROGRAMME

1. The permit holder shall make all reasonable efforts to undertake the activities authorised by the permit in general accordance with the following work programme:
  - (a) stripping of topsoil and overburden, where present, and stockpiling or backfilling or other disposal as appropriate using earthmoving machinery as necessary;
  - (b) unless otherwise approved in writing by the Secretary of Commerce (the Secretary) mining of gold-bearing gravels at the minimum average rate (taken over a five year period) of 100,000 cubic metres per year using gold recovery plant and earthmoving machinery as necessary;
  - (c) ongoing resource appraisal by pitting or drilling as necessary;
  - (d) rehabilitation as appropriate.
2. The permit holder shall undertake all mining operations in accordance with good exploration or mining practice.

### ANNUAL WORK STATEMENT TO BE SUBMITTED

3.
  - (a) The permit holder is required to submit to the Secretary, before commencing work and within 30 days following the anniversary of the grant of this permit in each year, a proposed annual work statement for written acceptance.
  - (b) The proposed annual work statement shall detail what mining operations are proposed to be undertaken during the forthcoming twelve months.
  - (c) If no mining activities, or if pre-development activities only, are proposed during the forthcoming twelve months the permit holder shall give reasons for this in the proposed annual work statement.
  - (d) Where mining activities are proposed the proposed annual work statement shall be accompanied by a mine plan and, where applicable, shall provide details of the quantity and grades of ore to be recovered,

the mining methods to be used, the anticipated location of mining, the extent and direction of mining, the estimated period of mine operation and the estimated remaining recoverable reserves.

- (e) If requested the permit holder shall supply further information on the work proposed for the forthcoming twelve months.
- (f) If requested the permit holder shall provide a modified proposed annual work statement and/or mine plan for written acceptance.
- (g) The permit holder shall comply with the current accepted annual work statement and mine plan (where applicable) which may include modifications to the initially accepted annual work statement and mine plan.

#### **TECHNICAL REPORTS**

- 4. Within thirty days following the anniversary of the grant of this permit in each year the permit holder shall provide to the Secretary a detailed geotechnical report, including all results, of all exploration and appraisal work which has been completed within the permit area during the preceding twelve months.

#### **MARKING OUT**

- 5. If required by the Secretary the permit holder shall clearly mark the boundaries of the permit or areas defined in the approved work statement of this permit by pegs, coloured tape or other approved means.

#### **ROYALTIES**

- 6. (a) Subject to condition 6(b) the permit holder is required to calculate and is liable to pay royalties to the Crown for any period for which a royalty return must be provided, in respect of all gold (whether in its natural state or combined or converted in any manner to form a mineral concentrate) taken from the land comprised in the permit that is:
  - i sold; or
  - ii gifted or exchanged or bartered or removed from the permit area without sale; or
  - iii unsold on the surrender, expiry or revocation of the permit, that is, inventory or unsold stocks of any gold or gold concentrate.

- (b) The permit holder is not liable to pay a royalty when:
- i the net sales revenues from the permit are less than \$100,000 for a reporting period, except where the permit is part of a production unit; or
  - ii the net sales revenues from the permit average less than \$8,333 per month if the reporting period is less than 12 months, except where the permit is part of a production unit; or
  - iii the permit is part of a production unit and the combined net sales revenues of all permits and licences in the production unit are less than \$100,000 for a reporting period; or average less than \$8,333 per month, if the reporting period is less than 12 months.

### Rate of Royalty

- (c) Subject to condition 6(b), condition 6(d) and condition 6(e), the royalty payable in each reporting period, and that must be calculated, is the higher of either a one percent (1%) ad valorem royalty on net sales revenues or a five percent (5%) accounting profits royalty on accounting profits.
- (d) Subject to condition 6(b) and condition 6(e), where net sales revenues for the permit or the production unit are \$1,000,000 (one million dollars) or less for a reporting period, the permit holder is required to calculate, and is liable to pay the 1% ad valorem royalty only, and does not have to calculate and is not liable to pay the accounting profits royalty.
- (e) Where net sales revenues for the permit or the production unit exceed \$1,000,000 (one million dollars) for a reporting period, and in the preceding reporting periods net sales revenues were \$1,000,000 or less and greater than \$100,000, the permit holder is required to calculate the provisional accounting profits royalty for that reporting period and previous reporting periods (excluding any period for which a royalty was not payable in accordance with condition 6(b)), starting from either the commencement of the permit or the previous time the accounting profits royalty was calculated.
- (f) Where the permit holder is required to calculate both the ad valorem royalty and the accounting profits royalty, until all restoration costs are determined in respect of the permit, the permit holder is liable to pay the higher of a 1% ad valorem royalty on net sales revenues or a 5% provisional accounting profits royalty on provisional accounting profits. In the royalty return for the final reporting period, the permit holder is required to take into account all unclaimed restoration costs, and any proceeds or gains from hire, rent, lease or disposal of land or

fixed assets which have not previously been deducted, and then to calculate liability to pay the accounting profits royalty in all reporting periods where net sales revenues for the permit or the production unit exceeded \$1,000,000 (or averaged \$83,333 per month if the reporting period was less than 12 months.)

- (g) The net sales revenues, ad valorem royalty, the provisional accounting profits royalty and the accounting profits royalty must be calculated in accordance with the provisions of paragraphs 15.9 to 15.47 of the Minerals Programme for Minerals other than coal and petroleum (1 October 1996).

#### **Point of Valuation**

- (h) For the purpose of calculating net sales revenues, the point of valuation for the gold recovered under this permit is the point where the gold crosses the permit boundary.

#### **Reporting Period**

- (i) The annual reporting period for this permit is 1 July to 30 June in the following year.

#### **Royalty Return**

- (j) The permit holder is required to provide to the Secretary a royalty return for every reporting period within the duration of the permit regardless of whether or not royalty is payable in accordance with conditions 6(a) or 6(b). The royalty return is required to be provided within five months of the end of the reporting period. The royalty return must be in the form prescribed, from time to time, in relevant regulations. If no relevant regulations have been made the royalty return must be in a form that sets out information as presented in paragraphs 15.54 to 15.57 of the Minerals Programme for Minerals other than coal and petroleum (1 October 1996).
- (k) The declaration in the royalty return filed for the permit must be signed by the permit holder.
- (l) If the net sales revenues are \$1,000,000 or less for a reporting period (or average \$83,333 or less per month, if the reporting period is less than 12 months) and the permit holder employs or engages the services of an accountant (in public practice) the accountant must also sign the declaration in the royalty return filed for the permit.
- (m) If the net sales revenues are over \$1,000,000 in a reporting period (or average more than \$83,333 per month if the reporting period is less than 12 months), the royalty return filed for the permit must also be accompanied by a written statement signed by either an accountant or

an auditor. If the permit holder engages the services of an auditor to review financial statements or financial information as part of meeting the statutory requirements of the Companies Act 1993 or the Financial Reporting Act 1993, then the auditor must sign the written statement. The statement must be in the form prescribed in the relevant regulations. The statement is required to be paid for by the permit holder.

### Royalty Payments

- (n) Subject to condition 6(o), where net sales revenues for any half year (six months) in a reporting period average \$8,333 or more per month, the permit holder is liable to make an interim royalty payment of 1% of the net sales revenues for that six month period. The interim royalty payment must be received by the Secretary within 30 calendar days after the end of that six month period.
- (o) Where a reporting period is less than 12 months, the permit holder is liable to make one interim royalty payment to the Secretary of 1% of the net sales revenues for the reporting period, where net sales revenues for the reporting period average \$8,333 or more per month. The interim royalty payment must be received by the Secretary within 30 calendar days of the end of the reporting period.
- (p) The permit holder must pay to the Secretary any royalty that he or she is liable to pay within five months of the end of each reporting period. If the permit holder has made any interim payments of royalty and upon completion of the royalty return, the amount of royalty that he or she is liable to pay exceeds the total amount of interim payments made, the permit holder is required to pay the difference.

### Keeping of Records

- (q) The permit holder must, for the purposes of supporting the royalty return, keep for seven years or until the acceptance of the final royalty return for which the permit holder is responsible, whichever occurs first, proper books of account and records, which may include the books and records listed in paragraph 15.62 of the Minerals Programme for Minerals other than coal and petroleum (1 October 1996), maintained in accordance with accepted business practice and which explain or provide details of any aspect of the matters listed in paragraph 15.61 of the Minerals Programme for Minerals other than coal and petroleum (1 October 1996).
- (r) The permit holder must supply additional information or a detailed explanation of the basis of the royalty return to the Secretary within 30 days of receipt of a request by the Secretary for such information or explanation (refer paragraph 15.57 of the Minerals Programme for Minerals other than coal and petroleum (1 October 1996)).

### **Reports of Production**

- (s) The permit holder is required to provide to the Secretary an accurate report of gold production for the preceding six-month period within 30 calendar days following 30 June and 31 December in each year. This report may be made as part of an interim royalty statement accompanying any interim royalty payment or the royalty return or by means of a separate production report. A report of production is required to be forwarded irrespective of whether there has been any production during the relevant six-month period.

### **Amendment of Royalty Conditions**

- (t) Where the Minister considers that the amount of net sales revenues specified in condition 6(d), at which and below which the permit holder is required to calculate and is liable to pay the 1% ad valorem royalty only, should be increased, the Minister may amend that condition and conditions 6(e), 6(l) and 6(m) to increase that amount by giving the permit holder one month's notice in writing.

### **Books to be Available for Inspection**

- (u) All books, accounts and other records of the permit holder in relation to the permit shall be available at all reasonable times for inspection, for the purpose of verifying the royalty returns, by the Secretary or any person legally authorised in writing for that purpose.

### **FEEES**

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

REGISTERED IN

TRIPPLICATE

**THE CROWN MINERALS ACT 1991**

MINING PERMIT No. 41 400

MANAGER CROWN MINERALS

TO

STONEY CREEK MINING LIMITED

Area: 113.4535 hectares

**MEMORIALS**

MWP\_0011991



Particulars entered in the  
shown in the First Sched  
the date and at the time  
below.

.....  
District/Assistant Land I

Registry Office Use Only

PARTICULARS ENTERED IN REGISTER  
LAND OFFICE  
ASSISTANT

9.00 06.JAN99

262561



CDE_S15 - Request Manual Copy			
Document Type	Instrument	Request Id	45429
Reference Number	282906	User Id	jirkdu
Land District	Southland	Request Date	08/03/2002 16:18:24
Method of Delivery	Fax	Client Reference	6NLITR.02/536YD
Requested By	JOHN KIRK	Status	Pending
<input type="checkbox"/> Certified Copy			
Comments	NOKOMAI - CERT REDEFINITION OF AREA		
Delivery Details			
Firm	Opus International Consultants Ltd (Dunedin)		
Primary Contact	Mr Robin Whelan		
Street	Private Bag 1913		
Town	Dunedin		
Country	New Zealand		
Postcode			
Fax Number	03 474 8995		
Fees...		OK	Cancel

# Department of Lands & Survey

TELEGRAPHIC ADDRESS: 'LANDS'

FOR VERBAL INQUIRIES  
PLEASE ASK FOR MR **Jakeway**

TELEPHONE No. **87-334**



OUR REFERENCE: **P76**

YOUR REFERENCE:

DISTRICT OFFICE,  
P.O. BOX 826,  
**INVERCARGILL.**

**8 June 1974**

The District Land Registrar,  
Lands and Deeds Registry,  
Private Bag,  
**INVERCARGILL.**

## Certificate of Alteration of Area

In this case the alteration was the Crown's responsibility and fees are non-recoverable from the lessee.

As the fee is payable from the Department's Consolidated Revenue Account, I should be pleased if you would dispense with the registration fee.

**J.P. HARTY**  
Commissioner of Crown Lands

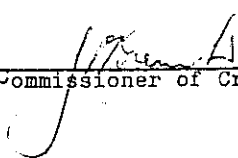
Per:

CERTIFICATE OF ALTERATION OF AREA

IN THE MATTER of Pastoral lease from Her  
Majesty the Queen to FRANCIS  
LEWIS HORE of Kingston, farmer  
as to  $\frac{1}{3}$  share and BRIAN LEWIS  
HORE of Nokomai, farmer as to  
 $\frac{1}{3}$  share of Run 578 situated in  
Lorn, Lornside, Kingston,  
Rockside, Gap, Nokomai and Garvie  
Survey Districts registered in  
Volume A2 Folio 1299 Southland  
Land Registry.

THIS IS TO CERTIFY that the area of the land included in the above  
mentioned lease has altered on redefinition. The correct area is now  
82,000 acres 0 roods 00 perches as shown on S.O. 8342.

As witness my hand this 23<sup>rd</sup> day of November 1974

  
ASSISTANT Commissioner of Crown Lands

282906



MWP\_0015858

*Certificate of Alteration*

PARTICULARS ENTERED IN THE REGISTER-BOOK  
VOL. 92 FOLIO 1299

THE 1 DAY JUL 1974  
AT 2



*mis.*  
Assistant Land Registrar  
*Southland*

*not registered under  
Land Transfer Act  
1952 - registered  
under Section 83  
Land Act 1948*

CA  
CCU  
2  
nil ✓  
27.49

CDE S15 - Request Manual Copy		X	
Document Type	Instrument	Request Id	45430
Reference Number	264983	User Id	jkirkdu
Land District	Southland	Request Date	08/03/2002 16:20:47
Method of Delivery	Fax	Client Reference	6NLITR.02/536YD
Requested By	JOHN KIRK	Status	Pending
<input type="checkbox"/> Certified Copy			
Comments	NOKOMAI - NEW APPELLATION		
Delivery Details			
Firm	Opus International Consultants Ltd (Dunedin)		
Primary Contact	Mr Robin Whelan		
Street	Private Bag 1913		
Town	Dunedin		
Country	New Zealand		
Postcode			
Fax Number	03 474 8995		
Fees...		OK	Cancel

264985

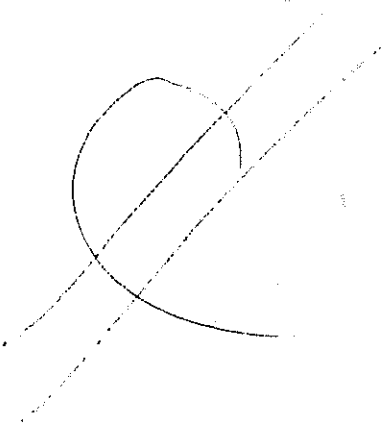
"RELEASED UNDER THE OFFICIAL INFORMATION ACT"

New Appellation

- (1) Indexed
- (2) C.T. 193/239 ✓
- (3) C.T. A2/1299 ✓



MWP\_0015857



MUNICIPAL & DEEDS	
Item No.	21 NOV 1972
File No.	
Fee, \$	
Abstract No.	

# Department of Lands & Survey

TELEGRAPHIC ADDRESS: 'LANDS'

FOR VERBAL INQUIRIES  
PLEASE ASK FOR MR

TELEPHONE No.

87334



OUR REFERENCE:

YOUR REFERENCE:

DISTRICT OFFICE,

P.O. BOX

826

INVERCARGILL

The District Land Registrar,  
Lands & Deeds Office,  
Private Bag,  
INVERCARGILL

## NEW APPELLATION

## SUBDIVISION OF CROWN LAND

A copy of S.O. 2342, showing new appellation is enclosed herewith.

Please quote references P8. on abstract.

M. E. ARMSTRONG  
Chief Surveyor

Per:

Enc. Photostat copy

**ALTERATION** New Appellation

Lessee/Licensee: W Puckney

Description of Land: <sup>626</sup>Rum 262, situated in Obelisk, Rockyside, Gap, Whitecomb  
Nekemai, Garvie & Waikana S.D's

Area: 134,500 acres

Rating Authorities: Southland & Vincent Counties. Wintonville & Otama

Valuation Department Assessment Reference:

P.D. Districts

Full Details of Alteration

New Appellation

Rum 626, formerly Pt. Rum 548, Obelisk, Rockyside, Gap,  
Whitecomb, Nekemai, Garvie & Waikana S.D's, &  
Sections 1-9 Blk V, 1-6 Blk XI, 15 & 16 Blk VII,  
3-6 & water race reserve, Blk XII, Secs 33-41,  
Pt Secs 43 & 43<sup>R</sup> and water race reserve, Blk VIII,  
all in Waikana S.D.

Area: 134,500 acres

L.D.



FILE: P8

**ALTERATION** New Appellation

~~Lessee~~/Licensee: W. Pinckney

Description of Land: Run 625 situated in Lorn, Lornside, Kingston,  
Rockyside, Gap, Nokomai & Garvie S.D. & ~~Blk 1 N~~

Area: 82,000 acres

Rating Authorities: Southland & Vincent Counties Kingston &

L.D.

Valuation Department Assessment Reference:

Wendonside P.D. Board.

+

Full Details of Alteration

New Appellation.

Run 625, formerly Run 578, Lorn, Lornside, Kingston  
Rockyside, Gap, Nokomai & Garvie S.D.  
& Sec 5 Blk 1 Nokomai S.D.

Area: 82,000 acres

80 8342

Reason and Authority for Alteration

Compiled in accordance with tech Circular 205,

ORDER FOR NEW CERTIFICATE OF TITLE

PLEASE issue a new Certificate of Title in the name of\_\_\_\_\_

for \_\_\_\_\_

Dated, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_

W.P. OFFSET

0 links

**Nokomai Tenure Review**

To + and -  
Areas.

33184.2225 SO 8342 Cert of Alt of Area 282906

33184.2225 ha

0.00 acres

33184.2225

Land Information Property System (LIPS)

File Edit Property Contract Performance Budget Maint E-Mail Admin Window Help

A D

Interest - 12662 - NOKOMAI STATION

Interests (Leases, Easements etc)

Crown Forest Licences

Identifier

12662/01

Rental

\$18,000.00

Other Party

BL & MA HORE

Address

Nokomai Station

Type / Purpose

Pastoral Lease

RD 3, Lumsden

Term

33 YEARS

Phone

Commencement Date

01/07/2000

Fax

Expiry Date

30/06/2033

Yes

Is the Interest current

Contingent Events

Conditions

Add a new Event a.g. Fee Review, Interest Renewal

New Event

Notes

KF File Ref: P: 076

Save

Close

The unique identification number. If no number is allocated use the property ID number eg. 13786/1

Start GroupWise - Mailbox LAPastoral/Tenure... Land Information... Microsoft Word - Do... 09:31

Land Information Property System (LIPS)

File

Edit

Property

Contract

Performance

Budget

Maint

E-Mail

Admin

Window

Help

A

D

Property Details - Property 12662-NOKOMAI STATION

General

More

Conjcts

Valuatn

Accntng

Liability

Risk

Disposal

Interest

Photo

Events

Identifier

Type

Other Party

Commencement Date

Expiry Date

Rental/Fees

12422/02	Recreation	RW & SL Brown	01/10/1999	30/09/2010	
12662/01	Pastoral	BL & MA HORE	01/07/2000	30/06/2033	\$18,000.00

Add

Change

Delete

Save

Print

Budget

New Project

Disposal Details

Acquisition Details

Close

Loased properties

Start

GroupWise - Mailbox

L:\Pastoral\Tense...

Land Information...

Microsoft Word - De...

09:30





## View Statutory Action

**Parcel** Crown Land Block II Gap Survey District  
**Current Purpose** Crown Land Reserved from Sale (Marginal Strip)

**Parcel Status** Current

Statutory Action	Type	Recorded	Action	Status
Sec 58 Land Act 1948	Other Statutory actions	30/10/2000	Create	Current

### Statute

**Purpose** Crown Land Reserved from Sale (Marginal Strip)

**Name**

**Comments**

\*\*\* End of Report \*\*\*



# View Statutory Action

**Parcel** Crown Land Block IV Lorn Survey District  
**Current Purpose** Crown Land Reserved from Sale (Marginal Strip)

**Parcel Status** Current

Statutory Action	Type	Recorded	Action	Status
Sec 58 Land Act 1948	Other Statutory actions	30/10/2000	Create	Current

**Statute**  
**Purpose** Crown Land Reserved from Sale (Marginal Strip)  
**Name**  
**Comments**

\*\*\* End of Report \*\*\*





# View Statutory Action

Parcel Crown Land Block III Garvie Survey District  
Current Purpose Crown Land Reserved from Sale (Marginal Strip)

Parcel Status Current

Statutory Action	Type	Recorded	Action	Status
Sec 58 Land Act 1948	Other Statutory actions	30/10/2000	Create	Current

Statute  
Purpose Crown Land Reserved from Sale (Marginal Strip)  
Name  
Comments

\*\*\* End of Report \*\*\*



**Parcel** Crown Land Block IX Gap Survey District  
**Current Purpose** Crown Land Reserved from Sale (Marginal Strip)

### Parcel Status Current

Statutory Action	Type	Recorded	Action	Status
Sec 58 Land Act 1948	Other Statutory actions	30/10/2000	Create	Current

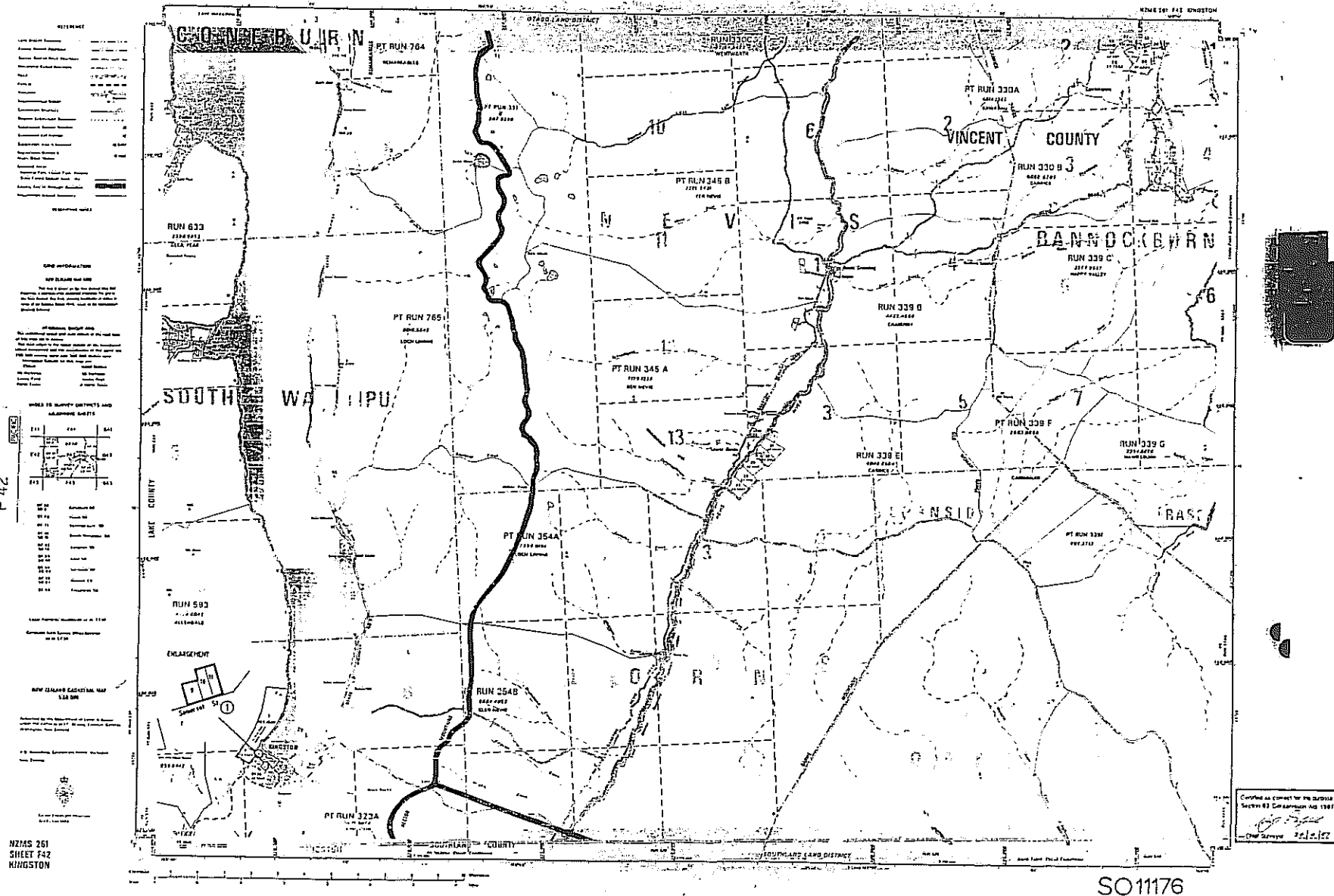
<b>Statute</b>	
<b>Purpose</b>	Crown Land Reserved from Sale (Marginal Strip)
<b>Name</b>	
<b>Comments</b>	

\*\*\* End of Report \*\*\*

NOKOMAI

A1 Plan could not be scanned

Please refer file: CON/50269/09/12662/A-ZNO



SO11176

## RECREATION PERMIT UNDER THE LAND ACT 1948

WHEREAS HER MAJESTY THE QUEEN (hereinafter referred to as "the Grantor") has under the provisions of Section 66A, Land Act 1948 authorised a recreation permit to be issued to **R W BROWN** and **S L BROWN** (hereinafter referred to as "the Permit Holder") over those pieces or parcels of land more particularly described in the Second Schedule hereto (hereinafter referred to as "the said land").

NOW THEREFORE the Grantor DOTH HEREBY AUTHORISE the Permit Holder to use the said land for the purposes and activities set out in the First Schedule hereto (hereinafter referred to as "the said Operation") for a term of TWELVE (12) years commencing on the 1<sup>st</sup> day of October 98 SUBJECT TO the payment of an annual fee without demand in advance on the first day of July in each and every year.

AND SUBJECT ALSO to the following conditions, viz:

1 THAT the Permit Holder will at all times pay punctually to the Grantor at the offices of the Commissioner of Crown Lands at Wellington (or authorised agent) the annual fee which shall be \$500 plus GST.

2 THAT the Permit Holder shall use the permitted area for such recreational, tourist, or other purposes as are specified in the schedule and shall comply with all the conditions including payment of fees, whether demanded or not, and that in the event of any breach of the said conditions or the operational area being used for a purpose other than that authorised in the First Schedule, the Grantor may revoke this permit without compensation payable to the Permit Holder for improvements or otherwise, but without releasing the Permit Holder from liability in respect of any breach of any of the said conditions of this permit.

3 THAT the Permit Holder will indemnify and keep indemnified the Grantor and its agents against all claims, costs or damages arising out of the activities undertaken hereunder.

4 THAT the permit holders shall not remove any vegetation, disturb any soil apart from routine maintenance of existing tracks or light any fire in the operation area without express permission in writing from the Grantor for each occasion.

5 THAT the Permit Holder shall not at any time cause any building, erection, structure or fence or alteration or addition thereto at any time to be placed or carried out upon the operational area without the prior written approval of the Grantor.

6 THAT the permit holder shall not do, or cause to be done, anything for which consent would be required in terms of the Land Act 1948.

7 THAT the Permit Holder will remove and take away, or cause to be removed and taken away, all refuse.

SLB RLBrown

RLB

AND IT IS HEREBY AGREED AND DECLARED AS FOLLOWS

- (a) THAT this permit is personal to the Permit Holder and shall not be capable of assignment, charge, transfer or other disposition or dealing, including the transfer of shares should the Permit Holder be a company incorporated, in whole or in part for any purpose whatsoever.
- (b) THAT this permit is intended to take effect as a recreation permit under Section 66A of the Land Act 1948 and any enactment passed in amendment or substitution thereof, and the provisions of the said Act and of the regulations made thereunder shall be binding in all respects in the same manner as if such provisions had been fully set out herein.
- (c) THAT the Permit Holder will ensure that the activities authorised by this Permit and set out in the Schedules hereto will be confined exclusively to those parts of the permit area as designated by the maps attached hereto.
- (d) THAT if, on the expiry or sooner determination of this permit created by these presents, the Grantor determines that a permit should not again be granted over the operational areas, then the Permit Holder shall not be entitled to compensation for any improvements effected by the Permit Holder in the operational area but on such expiry or sooner determination the Permit Holder shall, if requested to do so by the Grantor, remove within such time as the Grantor shall determine, some or all of those improvements as were effected by the Permit Holder being at the Grantors discretion and shall leave the operational area in a clean and tidy state to the satisfaction of the Grantor.
- (e) THAT the permit holder shall if requested supply to the Grantor at the end of each year of the permit an audited statement which shall clearly show all gross income received and the number of clients guided for the permitted activity over the previous year.
- (f) WHERE the permit is not in active use, it may be revoked unless good cause can be shown why this should not happen.
- (g) Particular conditions to this agreement:
- (i) All cooking and heating requirements are to be by gas or liquid fuel only.
  - (ii) A log book system is to be implemented for permitted activities as per the First Schedule to include date, type of activity and number of clients.
  - (iii) The permit holder shall not carry out the permitted activities on any area with a snow depth of less than 300 mm of compacted snow.
- (h) THAT the permit holder shall monitor the environmental effects of the permitted activity on the physical environment and shall take active steps to ameliorate those effects.
- (i) THAT the permit holder will comply with the provisions of the Health and Safety in Employment Act 1992.

SLB

RWB

RWB

(j) THAT the following conditions imposed by the Lessees on them agreeing to this permit being issued shall become part of this permit:

- (1) Area limited to northeast corner of Nokomai Nevis Top Block.
- (2) Area limited to northwest corner of Glenaray Station.
- (3) Access only between 1 June and 31 October of each year.
- (4) Lessee of Glenaray pastoral lease reserves the right to withdraw this consent upon giving 12 month's notice.
- (5) The Lessees of Craigroy, Carrick and Nokomai pastoral leases reserve the right to withdraw this consent applying to their respective properties should it be necessary at the completion of the tenure review process.

(k) THAT in the event that the permit holders cease business they are to remove all structures including foundations, septic tanks and any other underground structures and are to reinstate the surface of the land by grading and levelling (if required) and transplanting tussocks onto any bare ground in numbers sufficient to re-establish a natural cover.

SLB RWB

*[Handwritten signature]*

DATED this 18<sup>th</sup> day of August 192000

SIGNED for and on behalf of HER )  
MAJESTY THE QUEEN as Grantor by \* )  
the Commissioner of Crown Lands )  
in the presence of: )  
\* Michael John Todd pursuant to a  
delegation from the

Name of Witness: \_\_\_\_\_

Signature of Witness: *[Signature]*

Occupation: \_\_\_\_\_

Address: \_\_\_\_\_

*[Signature]*

~~XXXXXXXXXXXXXXXXXXXX~~

Michael John Todd

ROBIN SHATFORD  
PORTFOLIO MANAGER  
CROWN PROPERTY MANAGEMENT  
C/- LINZ, CHRISTCHURCH

SIGNED by R W BROWN )  
and S L BROWN as Permit Holders in )  
the presence of: )

Witness: *[Signature]*

Occupation: *I. E. Davies*

Address: *Law Clerk to Checketts McKay*  
*Solicitors, CROMWELL*

*[Signature]*

R W Brown

*[Signature]*

S L Brown



## FIRST SCHEDULE

### PURPOSE AND ACTIVITIES

The Permit Holder shall operate the following commercial recreation activities on the routes and locations shown on the Third Schedule within the pastoral lease properties listed in the second schedule hereto.

- Guided snow mobile tours
- Snow mobile and snowcat borne skiing
- Landing of ski planes and helicopters

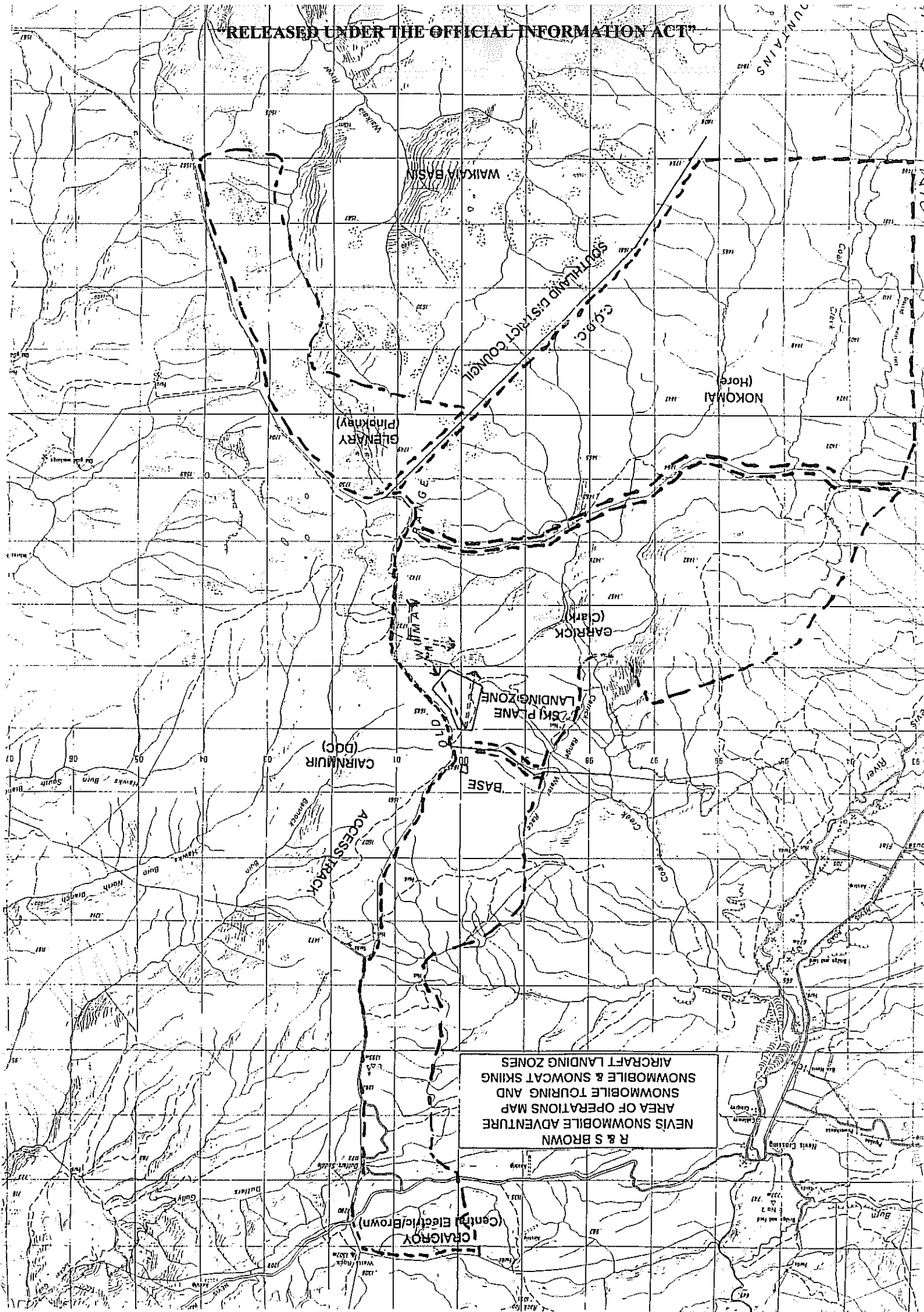
## SECOND SCHEDULE

The permitted area for activities authorised under this permit is within the boundaries of the following Pastoral Leases:

- Craigroy (Po233) ✓
- Carrick (Po357) ✓
- Nokomai (Ps076) ✓
- Glenaray (Ps 008)

SLB RLB

Q



R & S BROWN  
NEVIS SNOWMOBILE ADVENTURE  
AREA OF OPERATIONS MAP  
SNOWMOBILE TOURING AND  
SNOWMOBILE & SNOWCAT SKIING  
AIRCRAFT LANDING ZONES

1 CRAIGROY  
(Central Electric/Brown)

EXAMINERS' REPORT ON S.O.

DESCRIPTION:

Plan of Runs 625 & 626.

SURVEYED BY: Compiled in S.O.

1. This plan has been examined in accordance with Technical Circular.
2. Comparisons with old surveys;

NA

3. Traverse Closures - Length of Traverse and Misclosure:

NA.

4. Lot Closures - Peripheral Misclosures:

NA

5. Origin of Bearings:

NA

6. Origin of Co-ordinates:

NA.

7. Legality of Road or Streets:

Crown Grant.

8. Remarks:

Plan has been compiled in accordance with  
Tech. C. 205.

Examined by: *Ed. Nicholson* Date: 7/11/72 Time: 1 day.

In order for approval:

Divisional Draughtsman

Cost of Examination:

Cost of Survey:

Cost of Photostat and

Cost of Colouring

Total:

J.67

Encl:

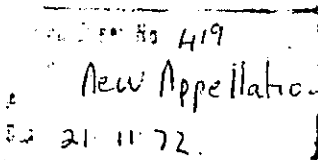
Schedules

Photostats

Approved:

*W. W. Armstrong*  
Chief Surveyor

8/11/72



Runs 625 and 626  
"Nokemai" and "Glenaroy"

This plan has been drawn in accordance with the  
amendment laid down in Tech. Cir. No 205

The topographical detail has been taken off NZMS  
Sheets S 143, S 151, S 152. Detail off S 142, which has  
not been drawn as a NZMS 1, was taken from the  
NZMS 2\* sheets reduced down to 80 chain.

The survey of boundaries were adopted off S.O.S  
2231, 1157, 2217, 2241, 2214, 2216, 1173 and 6380.

Section 58 reserves were laid off along the streams  
after examination of the 3B photography covering the  
area. Reserves were also laid off around lakes having  
a area of more than 20 acres.

The plan has been drawn in the terms of the  
National good to facilitate the transfer of detail  
from the NZMS 1 and also because the plan follows two  
circles to "O.S." Bluff and "A" North Tiers. The officer  
agreed to this.

Run 625 "Nokemai"

This comprises Run 578 and section 5  
Block I, Nokemai S.D. Area by Planimeter after deduction  
of reserves is 82,000 Acres as compared with 89,000  
before.

Run 626 "Glenaroy"

This comprises Part Run 548 and various sections  
in Block ~~II~~ II, III, IV, V, and VI, Wairua S.D.

Area by planimeter is 134,500 acres after deduction  
of reserves etc. as compared with 125,000 before.

B.M. Evans  
9/5/72.

Abbot's note not shown on the boundary between Stage  
8 and 9 and 10 and 11.