

Crown Pastoral Land Tenure Review

Lease name : SUNSET FARM

Lease number : PO 318

Due Diligence Report (including Status Report) - Part 2

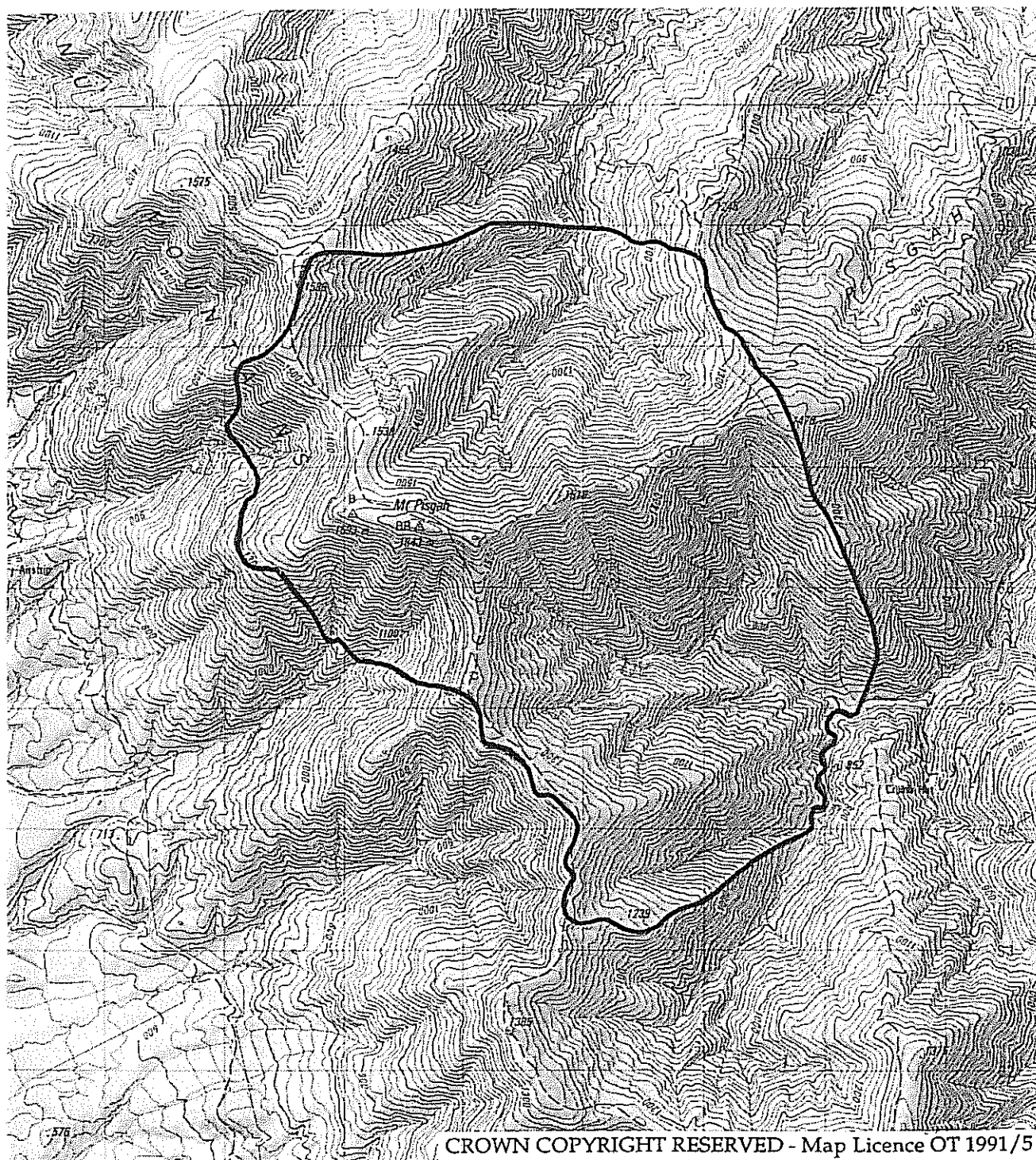
This report and attachments results from a pre-Tenure Review assessment of the pastoral lease for the purpose of confirming land available for Tenure Review and any issues, rights or obligations attaching to it. The information is gathered from files and other sources available to the LINZ contractor.

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

Dansey RAP 7 - Pisgah



GR Centre: : NZMS 260 I41 060660

Area : 1980 ha

Altitude Range : 700 - 1640m

Tenure : Pastoral Lease (Dome Hills, Pisgah Downs, Sunset Farm, Clover Flats)

Sample Sites : KAK 03 - 07, 16 - 20, & PIS 01 - 02

Dansey RAP 7 : PISGAH

Ecological units

TWINSpan vegetation group (no.) name and landform	Plots
(01) High-altitude cushionfield on debris mantled top	PIS11
(01) High-altitude cushionfield on debris mantled slope	PIS10
(02) Shrubland on debris mantled slope	KAK17
(03) Slim snow tussockland on debris mantled slopes	KAK06, 07, 12, 16, 18, 19, 20, PIS01, 02, 06, 08
(03) Scree	PIS12
(04) Narrow-leaved snow tussockland on debris mantled slope	PIS03, 05, 07, 09, KAK03, 04, 05

Landform and soils

This RAP covers part of the headwaters of the South Branch Maerewhenua River and the North Branch Kakanui River. It also includes the western end of Pisgah Spur, Mt Pisgah, and part of the western slopes of the central Kakanui Mountains.

The RAP comprises generally planar and steep (25-30°) mountain slopes with broad, rounded intervening ridges. Extensive coarse screes occur on the steeper northern and southern aspects of Pisgah Spur and on the western face of the main range. Along the flattened summit ridge, particularly north of Mt Pisgah, there are extensive patches of stone pavement where frost action has upended thin slabs of schist as "gravestones" and locally sorted the stones by size. There are prominent slumps at the head of both catchments and on the eastern boundary ridge in the Maerewhenua River catchment, most probably activated by past fault movement. A small area of alluvial terrace occurs within the RAP in the lower reaches of the Kakanui River headwaters.

Bedrock is strongly foliated schist. Soils on the steep mountain slopes are mapped in the Kaikoura set, and on the rolling ridge tops of the main Kakanui Range they are mapped in the Puketeraki set (Marshall 1977). Within the Puketeraki set one soil under an area of patterned ground along the main summit ridge, was examined and identified as a high country yellow-brown earth (Hewitt 1990). Within areas mapped in the Kaikoura set, four soils were examined. A recent soil was identified under scree on the northern slopes of Pisgah Spur. High country yellow-brown earths were identified on a well-drained slump scarp within an area of large earth hummocks in the Maerewhenua River catchment, under small snowbank areas; and where soils have formed earth stripes on scree slopes (Hewitt 1990).

Vegetation and flora

Snow tussockland and shrub-tussocklands are the predominant vegetation types throughout the RAP. Slim snow tussock (*Chionochloa macra*) (TWINSpan group 03) is extensive on higher altitude slopes down to mid altitudes (1000 m) on shady aspects, and on west facing slopes in the Maerewhenua catchment. Narrow-leaved snow tussock (*C. rigida*) (TWINSpan group 04) is abundant at mid to low altitudes, and on sunny aspects.

Inter-tussock species diversity, for both slim and narrow-leaved snow tussocklands, typically decreases as the cover of snow tussock increases. False spaniard (*Celmisia lyallii*) and blue tussock (*Poa colensoi*) are the most common subdominants. Where the snow tussock cover is relatively sparse, for example, on the west-facing slopes of the Maerewhenua catchment, there is a much higher diversity of species, including *Gaultheria depressa* var. *novae-zelandiae*, *Pentachondra pumila*, *Helichrysum bellidioides*, *Leucopogon fraseri* and *Raoulia subsericea*.

Shrubs are abundant in the tussocklands. Scattered mountain tauhinu (*Cassinia leptophylla*) is widespread on the west-facing slopes of the Maerewhenua catchment, increasing in dominance in damp hollows and flushes, and accompanied mainly by bog rush (*Schoenus pauciflorus*) and mosses. On the south-facing slopes of Pisgah Spur extending into the Kakanui catchment, turpentine scrub (*Dracophyllum uniflorum*) and, to a lesser extent, inaka (*D. longifolium*) are characteristic of the tussocklands below about 1300m. Mountain flax (*Phormium cookianum*) and prickly shield fern (*Polystichum vestitum*) also contribute to the cover on these slopes, particularly in gullies and hollows. Small areas of similar vegetation occur on south-facing, low altitude, bluffed slopes in the Maerewhenua catchment.

Shrublands (TWINSPAN group 02) are also associated with isolated blockfields at mid altitude. The shrubs here are mainly *Coprosma ciliata* and *Hebe rakaiensis*, but snow totara (*Podocarpus nivalis*) and turpentine scrub are also present along with lesser amounts of prickly shield fern and thousand-leaved fern (*Hypolepis millefolium*).

In the Kakanui catchment, dense mixed shrubland covers steepened streamsides and terrace risers. Shrubs are mainly needle-leaved *Coprosma* (*C. rugosa*), turpentine scrub, inaka, scarlet snowberry (*Gaultheria crassa*), the occasional broadleaf (*Griselinia littoralis*), *Coprosma serrulata*, koromiko (*Hebe salicifolia*) and mountain three-finger (*Pseudopanax colensoi* var. *ternatus*) with abundant mountain kiokio (*Blechnum* sp. 2). Tussocklands of fescue (*Festuca novae-zelandiae*) and narrow-leaved snow tussock cover the terrace treads, with areas of bog rush where drainage is impeded.

On Pisgah Spur, the tussock cover is broken by extensive screes (TWINSPAN group 03). Coarse screes are predominant and are mainly non-vegetated except for small patches of shrubland on mid to lower slopes that have remained protected from burning between scree patches. In the Maerewhenua catchment the shrubs are mainly *Coprosma ciliata*, *Hebe rakaiensis*, snow totara and *Brachyglottis cassinioides*. In the Kakanui catchment, soil patches between screes are covered in strips of low shrubland of *Dracophyllum prunum*, scattered *Hebe hectorii*, slim snow tussock, and *Celmisia ramulosa*, *C. angustifolia*, *C. laricifolia* and *C. viscosa*.

On finer gravels, confined mainly to small areas above 1300m on north facing slopes, there occur grasses such as *Poa buechananii*, *P. novae-zelandiae* and *Agrostis muelleriana* and occasional plants of the scree buttercup *Ranunculus haastii*. Occasional plants of *Hebe epacridea* are also found on these finer gravels on the south facing-slopes of Mt Pisgah. The scree buttercup, *Poa buechananii* and *Hebe epacridea* are restricted to scree habitats and were only found in this RAP.

Where soil has developed between scree tongues at higher altitudes, there are patches of cushionfield and sparse tussocklands dominated by *Dracophyllum prunum*, *D. muscoides*, *Celmisia viscosa*, *C. sessiliflora* and slim snow tussock. These patches have developed, in places, into small lobes or earth stripes extending downslope sometimes up to distances of 150 m. The vegetation cover and the soil development suggest, however, these stripes are not active.

Much of the main Kakanui Mountain ridge and rocky crest of Pisgah Spur is exposed rock and gravelfield with small patches of cushion vegetation, consisting primarily of *Luzula pumila*, *Dracophyllum muscoides*, *Chionohebe thomsonii* and *Phyllachne colensoi*. On north-east facing slopes under Mt Pisgah there are small shallow hollows with snowbank vegetation including *Kelleria childii*, *Pernettya alpina*, *Ourisia glandulosa* and *Celmisia sessiliflora*. These small snowbank hollows were only found in one other area in the District (RAP 9). Consequently, the plants characteristic of this habitat are restricted in their distribution within the District.

Because of the sheltering effect of the scree tongues and the type of substrate many plants were found only here ...

Fauna

Both pipit and falcon were seen around the rocky summits of Pisgah Spur and on the roadside.

Several significant moth species that were not found elsewhere in the District were found in this RAP, notably, the diurnal species of *Dasyuris hectori*, *Notoreas ischnocyma* and a new species of *Gelophaula*. The giant weta *Deinacrida connectens* has its only known population in the District within this RAP. High alpine grasshoppers and cicada species are features of Pisgah Spur, and the black mountain butterfly (*Percnodaimon merula*) occurs here also.

Discussion

This RAP contains the greatest diversity of vegetation types of any of the RAPs in Dansey Ecological District, a reflection of the range in elevation, aspect and landform. The cover of the vegetation is generally dense, with few adventive species.

This RAP has the most extensive area of scree and alpine fellfield in the District. Screes are rare on the Otago schist mountains, except in the Kakanui Mountains. In this RAP they exist on north, south and west facing slopes.

The inclusion of areas at comparatively low elevation (< 800 m) has meant that this RAP contains plant species such as broadleaf and mountain three-finger normally found only in the forest remnant RAPs : i.e. Maerewhenua (RAP 8), Hectors (RAP 4), Hughie (RAP 3) and Longbob (RAP 2).

Pisgah RAP also includes alluvial terraces with distinctive associated vegetation on the tread surface and the risers. This is the only substantial area of alluvial terrace recommended for

protection in the District. Much smaller terrace areas are recommended for protection in Benledi (RAP 9).

The high-alpine cushionfield/fellfields of Mt Pisgah have been identified by Patrick (1991) as a key site for the conservation of insects.

Criteria summary

Representativeness	H	representative of mid to high altitude plant communities
Diversity	H	species rich, high diversity of plant communities
Naturalness	H	low number of exotic species, relatively little modified although variable.
Special features	H	scree rare in Otago, contains giant weta species and the largest area of scree and alpine fellfield in the District.
Viability	H	large intact area.
Buffering	H	adjacent to semi-natural areas, and area retired from grazing.
Threat	LM	fire.

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Master Details

Qpid: 1444599 Val.Ref.: 28310 / 500

Situation:	0 PISGAH Road	Property Name:	
Territorial Authority:	69 Central Otago District	Category:	Pastoral-Fattening-run with
Date Revised:	01/09/2001	Nature of Imp.:	OI FG
No. of Extensions:	0		
Objections:	No	Subdivisions:	No
		Consents:	No

Valuations	Capital	Land	Improvements	Trees
Rating Valuation:	400000	380000	20000	0
Special Rating Valuation:	0	0		

Owner/Occupier Details

Type	Name	Address
Owner1	Central Otago District Council	P O Box 122 Alexandra 9181
Occupier	Kyeburn Downs Ltd	C/o R J Scott Kyeburn R D 3 Ranfurly 9071

Certificate of Titles: 11 / (D / 439)

Legal Descriptions: L 287355 SECS 1/5 13/14 BLK 3 KYEBURN S D SECS 4/6 BLK 2 SWINBURN S D

Land Area 779.4119Ha

TORAS

Code:34100

Tenure	Ownership	Rateability	Apportionment	Special
Clearly Leased	TLA or Regional Council	Rateable	NOT APPLICABLE	

Land Use Data

Zone:	1A	Use:	Store sheep
Units:	1	Sub:	0
Car Parks:	0	Maori Land:	
Age:		Roof Const.:	
Wall Const.:		Floor Area:	0
Site:	0		
Land Area:	779.4119Ha		



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Master Details

Qpid: 1444707 Val.Ref.: 28310 / 12300

View Apportionment: 28310 / 12300

Situation: 0 DANSEYS PASS Road Property Name:
 Territorial Authority: 69 Central Otago District Category: Pastoral-Fattening-run with
 Date Revised: 01/09/2001 Nature of Imp.: DWG OI OB FG
 No. of Extensions: 2
 Objections: No Subdivisions: No Consents: No

Valuations	Capital	Land	Improvements	Trees
Rating Valuation:	1280000	1120000	160000	0
Special Rating Valuation:	0	0		

Owner/Occupier Details

Type	Name	Address
Owner1	Land Information New Zealand	C/o Knight Frank (Nz) Ltd P O Box 27 Alexandra 9181
Occupier	Various	

Certificate of Titles: 11 / 1D / 765

Legal Descriptions: P293 PT RUN 736 DOMET KYEBURN SDS - BAL AT 28310/123/1 - SHORTLANDS STATION

Land Area 4997.8171Ha

TORAS

Code:33150

Tenure	Ownership	Rateability	Apportionment	Special
Clearly Leased	Crown-Ministries/Departments	Rateable	APPORTIONMENT FOLLOWS	

Land Use Data

Zone:	1A	Use:	Stock Fattening
Units:	1	Sub:	0
Car Parks:	0	Maori Land:	
Age:		Roof Const.:	
Wall Const.:		Floor Area:	240
Site:	240		
Land Area:	4997.8171Ha		

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Master Details

Qpid: 1444715 **Val.Ref.:** 28310 / 12700

Situation:	0 PEARSON Road	Property Name:	
Territorial Authority:	69 Central Otago District	Category:	Pastoral-Fattening-run with
Date Revised:	01/09/2001	Nature of Imp.:	OI FG
No. of Extensions:	0		
Objections:	No	Subdivisions:	No
		Consents:	No

Valuations	Capital	Land	Improvements	Trees
Rating Valuation:	610000	575000	35000	0
Special Rating Valuation:	0	0		

Owner/Occupier Details

Type	Name	Address
Owner1	Land Information New Zealand	P O Box 27 Alexandra 9181
Occupier	Stringer Farms Ltd	C/o E Stringer Waterwheel Fram R D 3 Ranfurly 9071

Certificate of Titles: 11 / 2C / 11

Legal Descriptions: P308 RUN 206E SWINBURN SD - CLOVER FLATS

Land Area 2185.3025Ha

TORAS

Code:33100

Tenure	Ownership	Rateability	Apportionment	Special
Clearly Leased	Crown-Ministries/Departments	Rateable	NOT APPLICABLE	

Land Use Data

Zone:	1A	Use:	Stock Fattening
Units:	1	Sub:	0
Car Parks:	0	Maori Land:	
Age:		Roof Const.:	
Wall Const.:		Floor Area:	0
Site:	0		
Land Area:	2185.3025Ha		

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Master Details

Qpid: 1444661 Val.Ref.: 28310 / 7400

Situation: 0 MT PISGAH Road Property Name:
 Territorial Authority: 69 Central Otago District Category: Pastoral-Fattening-economic
 Date Revised: 01/09/2001 Nature of Imp.: DWG OI FG OBS
 No. of Extensions: 0
 Objections: No Subdivisions: No Consents: No

Valuations	Capital	Land	Improvements	Trees
Rating Valuation:	1300000	1050000	250000	5000
Special Rating Valuation:				

Owner/Occupier Details

Type	Name	Address
Occupier	Kyeburn Downs Ltd	C/o R J Scott R D 3 Kyeburn 9071

Certificate of Titles: 11 / 393 / 113
 Legal Descriptions: LOT 1 D P 8795 SECTIONS 10/12 14 PART SECTION 9 BLOCK I SECTIONS 7/11 15/19 BLK 2 SWINBURN S D
 Land Area: 1148.0653Ha

TORAS

Code:11100

Tenure	Ownership	Rateability	Apportionment	Special
Not Leased (Owner is Occupier)	Individual	Rateable	NOT APPLICABLE	

Land Use Data

Zone:	1A	Use:	Stock Fattening
Units:	1	Sub:	0
Car Parks:	0	Maori Land:	
Age:		Roof Const.:	
Wall Const.:		Floor Area:	270
Site:	270		
Land Area:	1148.0653Ha		

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LAND STATUS REPORT

OPUS INTERNATIONAL CONSULTANTS LIMITED DUNEDIN OFFICE

Project Number 6NLITR.02/ 276YD



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 Sunset Farms				LIPS Ref 12572
Property	1	of	1	

Land District	Otago
Legal Description	Run 206D situated in Kyeburn and Swinburn Survey Districts.
Area	1594.4614 ha.
Status	Crown Land under the Land Act 1948 subject to Pastoral Lease Po318.
Instrument of title / lease	OT3A/149.
Encumbrances	None found.
Mineral Ownership	Mines and Minerals are owned by the Crown because the land has never been alienated from the Crown since its acquisition for settlement purposes from the former Maori owners under the 1848 Kemp Purchase.
Statute	Land Act 1948 and Crown Pastoral Land Act 1998.

Data Correct as at	12 March 2002
[Certification Attached]	

Prepared by	Garry Patrick
Crown Accredited Agent	Opus International Consultants Ltd, Dunedin

Peer Reviewed by J Kirk

12 / 3 /2002

LAND STATUS REPORT for Sunset Farms				LIPS Ref 12572	
Property	1	of	1		

Certification

Pursuant to Section 11(1)(l) of the Survey Act 1986 and acting under delegated authority of the Surveyor-General pursuant to Section 11(2) of that Act, I hereby certify that the land described above is Crown Land under the Land Act 1948 subject to Pastoral Lease OT3A/149.



Max Haydn Warburton

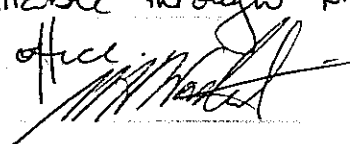
Chief Surveyor

Land Information New Zealand, Dunedin.

1913 /2002

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.

Files not available at time of writing this report.

Files are available through LINZ
Christchurch office.


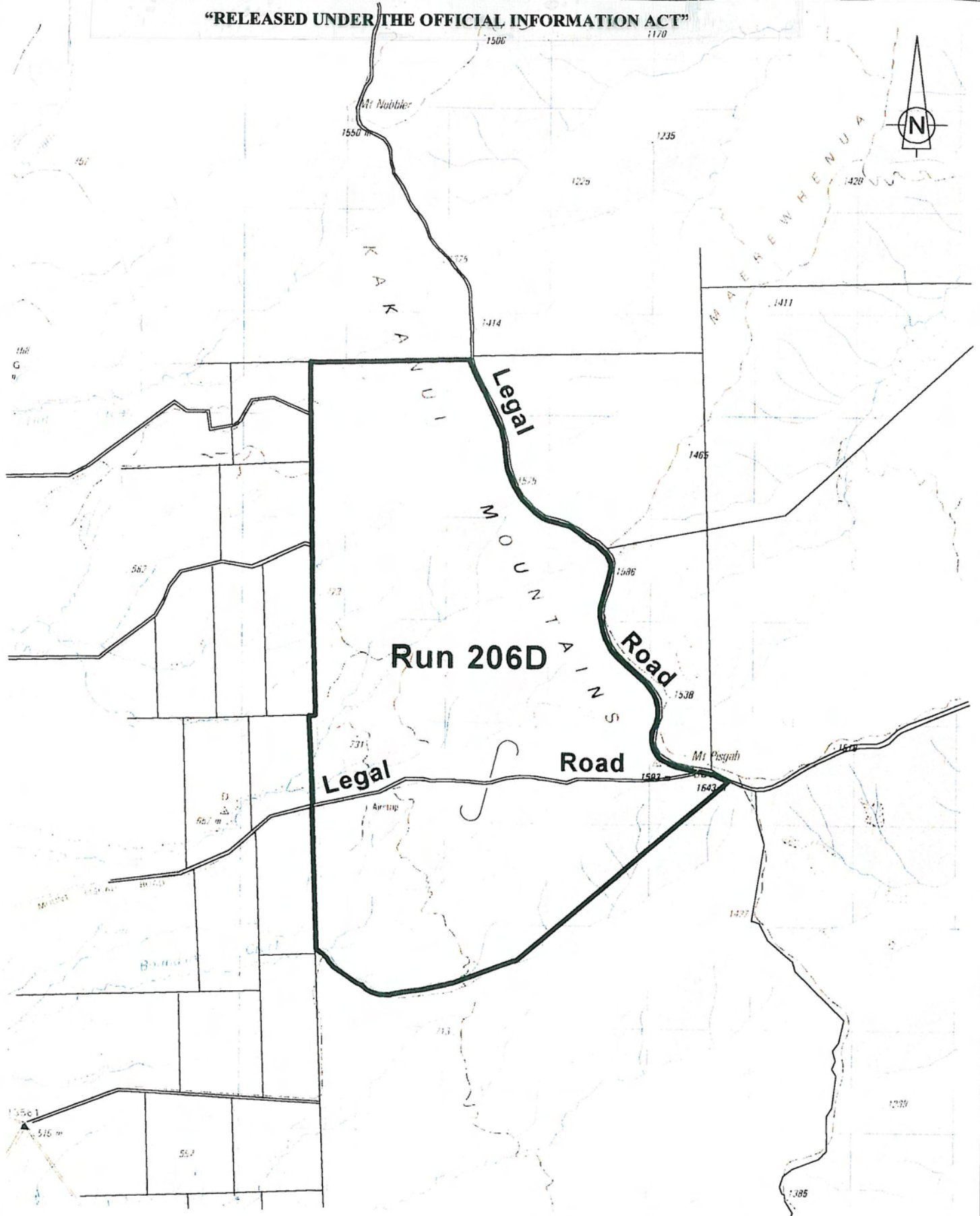
LAND STATUS REPORT for Sunset Farms				LIPS Ref 12572
Property	1	of	1	

Research Data: *Some Items may be not applicable*

SDI Print Obtained	Yes.
NZMS 261 Ref	I 41.
Local Authority	Central Otago District.
Crown Acquisition Map	Kemp Purchase.
SO Plan	Roll NE 1880 Runs – Sheet G6 sighted but not copied. Area of Run 206D 3940a-or-00p. Sighted but not relevant to status – SO's 698 (Trig), 782 (Blk III Kyeburn SD) 1065 (Runs 134, 300 & 301), 1607 (Topo), 1608 (Triangulation), 1610 (Block II Swinburn SD), 7293 (Cancelled), SO 13608 (Run 736).
Relevant Gazette Notices and / or Computer interest register.	OT3A/149
CT Ref / Lease Ref	OT3A/149 Historical. Variation of Lease 5008394.1 [Renewal of Lease].
Plan Index	Sighted - notes Run 206D original plan NE 80.
Legalisation Cards	No card found for NE 80.
Statutory Actions (Landonline)	No actions noted.
CLR	Sighted. Supports pastoral status. Previously PR 1891.
Allocation Maps (if applicable)	I41 Maps for DoC, SOE and Proposed SOE Claims sighted. Nothing found in respect to subject land.
VNZ Ref - if known	28310/12600
Crown Grant Maps	Not Searched.
If Subject land Marginal Strip: a) Type [Sec 24(9) or Sec 58] b) Date Created c) Plan Reference	a) N/A. b) c)
If Crown land – Check Irrigation Maps.	I41 sighted – nothing found.
Mining Maps	I41 Notes PP 39057 9A/519 to G M Chrisp – expired 29 May 1997.

LAND STATUS REPORT for Sunset Farms				LIPS Ref 12572
Property	1	of	1	

<p>If Road</p> <p>a) Is it created on a Block Plan – Section 43(1)(d) Transit NZ Act 1989</p> <p>b) By Proc</p>	<p>a) SO Plan N/A</p> <p>b) Proc Plan</p> <p>c) Gazette Ref</p>
<p>Other Relevant Information</p> <p>a) Concessions – Advice from DOC or Knight Frank.</p> <p>b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998</p> <p>c) Mineral Ownership</p> <p>d) Other Info</p>	<p>a) No DoC concessions within peripheral boundaries.</p> <p>b) Nothing found.</p> <p>c) Either</p> <p>✓ Mines and Minerals are owned by the Crown because the land has never been alienated from the Crown since its acquisition for settlement purposes from the former Maori owners under 1848 Kemp Purchase</p> <p>d)</p>



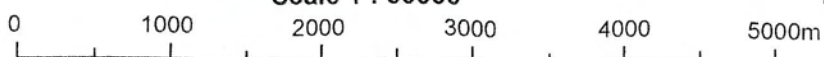
Version	1	2	3	4	5
Otago Land District NZMS 260 1.41	Sheet 1 of 1 Date 01/02/2002				



Sunset Farms

Scale 1 : 50000

Graphics by :
TL Survey Services Ltd DUNEDIN





COMPUTER INTEREST REGISTER
UNDER LAND TRANSFER ACT 1952



Search Copy

R.W. Muir
Registrar-General
of Land

Identifier OT3A/149
Land Registration District Otago
Date Registered 28 February 1967 02:51 pm

Prior References
OT337/88

Type -	Lease under s83 Land Act 1948		
Area	1594.4614 hectares more or less	Term	33 years commencing on the 1st day of July 2000

Legal Description Run 206D

Proprietors

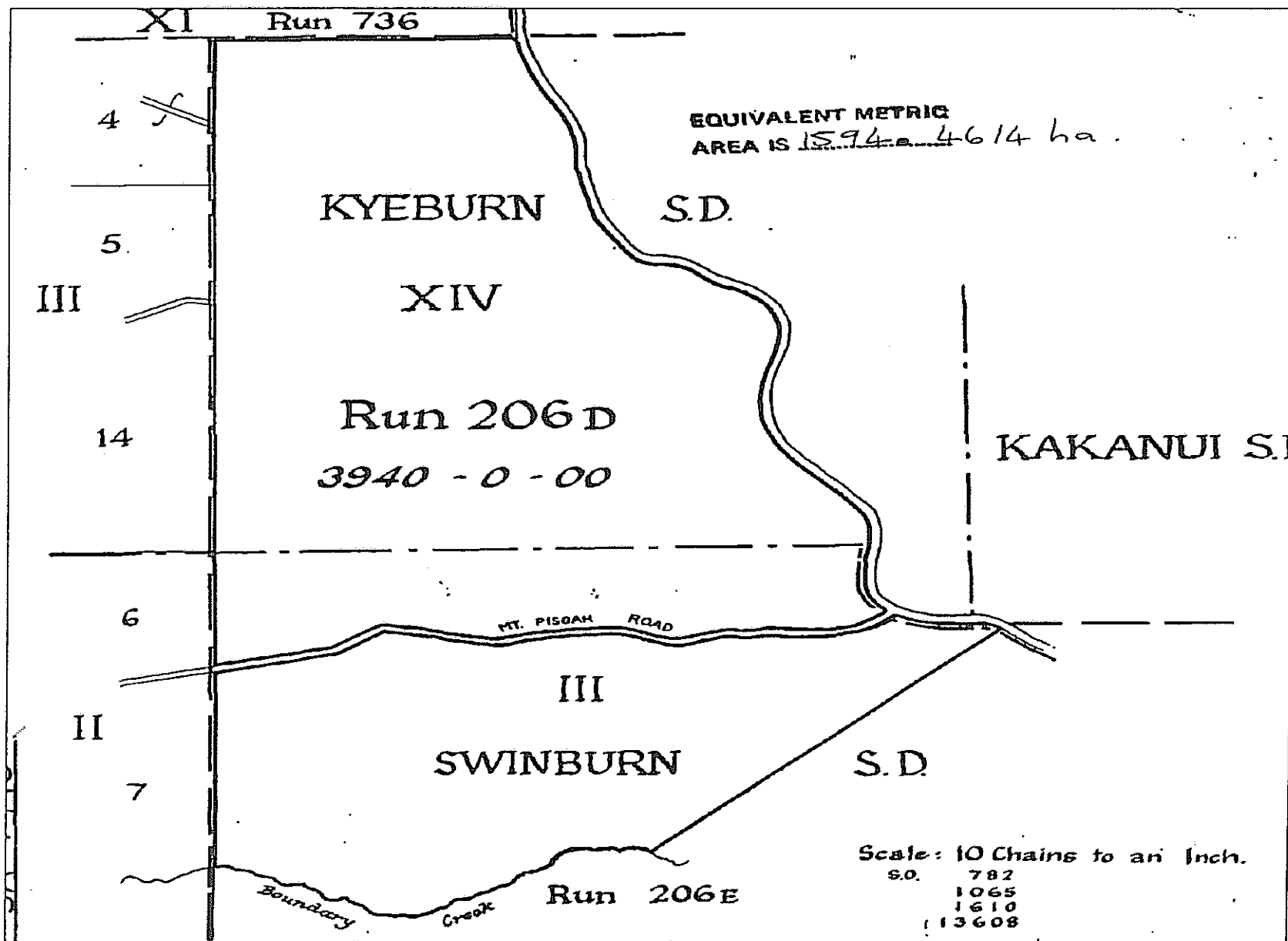
Belle Edith Crutchley as to a 175/1332 share
Susan Edith Waugh as to a 1157/2664 share
Helen Adair Baker as to a 1157/2664 share

Interests

5008394.1 Variation of the within lease - 6.9.2000 at 9:00 am

Identifier

OT3A/149



Transaction Id
Client Reference

6NLTTR 02 2161D

Search Copy Dated 28/02/02 9:08 am, Page 2 of 2
Current Certificate of Title Version No. 2



COMPUTER INTEREST REGISTER UNDER LAND TRANSFER ACT 1952



Historical Search Copy


R.W. Muir
Registrar-General
of Land

Identifier **OT3A/149**
Land Registration District **Otago**
Date Registered 28 February 1967 02:51 pm

Prior References

OT337/88

Type	Lease under s83 Land Act 1948		
Area	1594.4614 hectares more or less	Term	33 years commencing on the 1st day of July 1967

Legal Description

Run 206D

Original Proprietors

Belle Edith Crutchley as to a 175/1332 share
Susan Edith Waugh as to a 1157/2664 share
Helen Adair Baker as to a 1157/2664 share

Interests

5008394.1 Variation of the within lease extending the term 33 years commencing on the 1st day of July 2000 - 6.9.2000 at 9:00 am

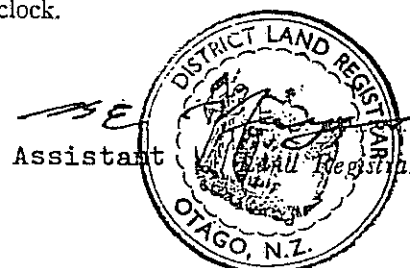
Former Ref. Vol. 337 fol. 88

28th day of February

L. & S. Ref. No. P.318

1967, at 2.51 o'clock.

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



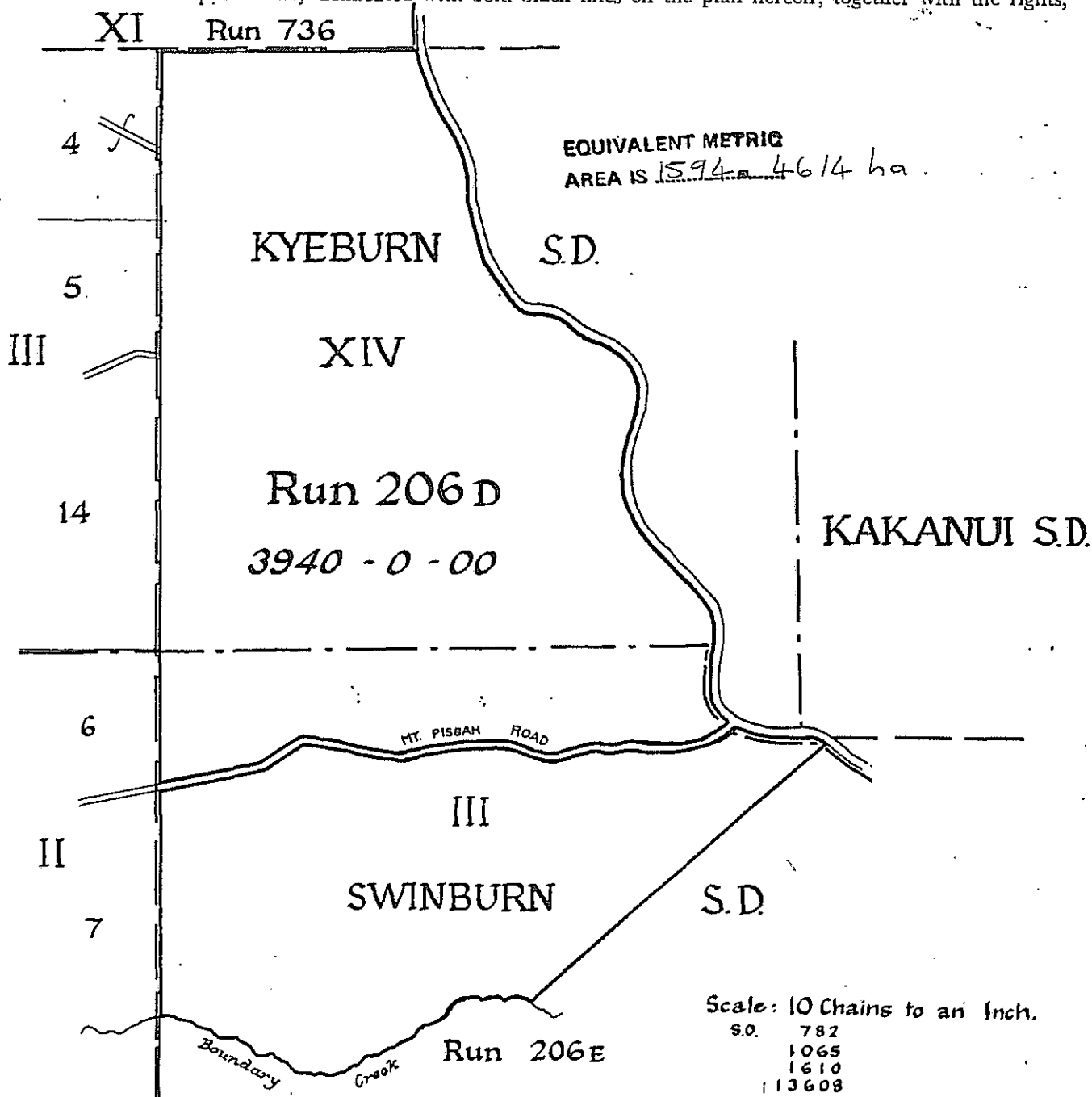
Assistant

Pastoral Lease under the Land Act 1948

This Deed, made the 1st day of March 1967 between HER MAJESTY THE QUEEN (hereinafter referred to as "the Lessor") of the one part, and JESSE MAISEY CRUTCHLEY of Ranfurly, Farmer.....

(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 3940 acres 0 roods 00 perches..... more or less, situated in the Land District of Otago, and being Run 206D, Kyeburn and Swinburn Survey District's.....

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



"RELEASED UNDER THE OFFICIAL INFORMATION ACT"

easements, 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 Dunedin the annual rent of £50. - - - 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 ~~750 * sheep which number shall not include more than breeding ewes nor more than~~ 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.

* Wethers for 12 months or 3000 dry ewes for 2½ months from end of January to Mid April plus 600 wethers for 3 months.

SCHEDULE OF IMPROVEMENTS BELONGING TO THE CROWN

N i l

Assistant

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

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

Witness: P. S. Kelly

Occupation: Clerk

Address: Lands & Survey Dept. Dun.

[Signature]
Assistant Commissioner of Crown Lands.

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

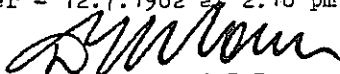
Witness: [Signature]

Occupation: Post Office Supervisor

Address: Rangiora

[Signature]
Lessee.

579079 Transfer to The Trustees Executors and Agency Company of New Zealand Limited and Charles James Crutchley of Kyeburn Farmer - 12.7.1982 at 2.18 pm


A.L.R.

640259/1 Transmission to The Trustees Executors and Agency Company of New Zealand Limited as survivor entered 6.8.1985 at 1.49pm


A.L.R.

640259/3 Transfer to The Trustees Executors and Agency Company of New Zealand Limited and David Charles Crutchley of Kyeburn, farmer - 6.8.1985 at 1.49pm


A.L.R.

768222 Transfer to Belle Edith Crutchley of Kyeburn Married Woman (as to a 87500/666000 share), Susan Edith Waugh of Dunedin Married Woman (as to a 289250/666000 share) and Helen Adair Baker of Vancouver Married Woman (as to a 289250/666000 share) as tenants in common in the said shares - 27.11.1990 at 10.32am


A.L.R.



COMPUTER INTEREST REGISTER
UNDER LAND TRANSFER ACT 1952

Historical Search Copy



R.W. Muir
Registrar-General
of Land

Identifier OT3A/149
Land Registration District Otago
Date Registered 28 February 1967 02:51 pm

Prior References
OT337/88

Type	Lease under s83 Land Act 1948		
Area	1594.4614 hectares more or less	Term	33 years commencing on the 1st day of July 1967

Legal Description Run 206D

Original Proprietors

Belle Edith Crutchley as to a 175/1332 share

Susan Edith Waugh as to a 1157/2664 share

Helen Adair Baker as to a 1157/2664 share

Interests

5008394.1 Variation of the within lease extending the term 33 years commencing on the 1st day of July 2000 - 6.9.2000 at 9:00 am

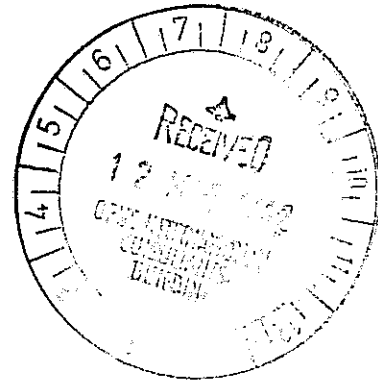


Department of Conservation
Te Papa Atawhai

Our ref: P 318

11 March 2002

Property Consultant
Opus International
Private Bag 1913
DUNEDIN



Dear Sir

TENURE REVIEW: SUNSET FARMS

I refer to your letter of 7 March 2002.

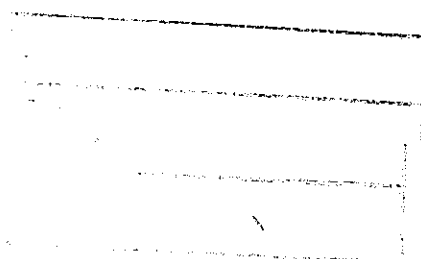
There are no known areas of public conservation land within the boundaries of or adjoining the above lease.

As the department has not always received advice from LINZ when marginal strips are created the department is not able with certainty to say whether there are any other marginal strips affecting this property.

Yours faithfully

Ken Stewart
Community Relations Supervisor
For Conservator

A handwritten signature in black ink, appearing to read 'Ken Stewart', written over the typed name.



Acres to ha

Acres/roods

3940.00

1594.4614216

Perches

.0000000 1594.4614 ha



DocID: 110105325

**MEMORANDUM OF RENEWAL AND VARIATION
OF PASTORAL LEASE**

IN THE MATTER of the Land Act 1948

AND

IN THE MATTER of Pastoral Lease No P318 registered in
Volume 3A Folio 149 Otago District Land
Registry from **HER MAJESTY THE
QUEEN** to **BELLE EDITH
CRUTCHLEY, SUSAN EDITH WAUGH
AND HELEN ADAIR BAKER**

- (1) Pursuant to Section 170 of the Land Act 1948 the term of the abovementioned lease registered in Volume 3A Folio 149 Otago Land Registry is renewed for a term of 33 years commencing on the 1st day of July 2000. The covenant to pay rent and the rental value contained in the lease is hereby varied by deleting the said covenant and substituting the following:

Yielding and paying therefore for the first 11 years of the said term unto the Commissioner of Crown Lands (or agents) at Alexandra the annual rent of \$1170.00 plus GST calculated on a rental value of \$78,000.00 payable without demand by equal half yearly payments in advance on the first day of January and the first day of July in each and every year during the said period of 11 years and for the next two successive periods of 11 years of the said term a rent determined in respect of each of those periods in the manner provided in Section 132A of the Land Act 1948.

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

[Handwritten signature]

- 2 -

IN WITNESS WHEREOF the parties have hereunto subscribed their names this
31st day of August 2000.

SIGNED for and on behalf of HER MAJESTY)
THE QUEEN by MICHAEL JOHN TODD)
pursuant to a delegation from the Commissioner)
of Crown Lands in the presence of:

Michael John Todd

Witness: Robert William Lysaght

Name: _____

ROBERT WILLIAM LYSAGHT
PORTFOLIO MANAGER
CROWN PROPERTY MANAGEMENT
C/- LINZ, CHRISTCHURCH

Occupation: _____

Address: _____

[Signature]

- 3 -

SIGNED by BELLE EDITH CRUTCHLEY)
as Lessee in the presence of:)

Signature: Belle Edith Crutchley
Witness: Belle Edith Crutchley

Name: Belle Edith Crutchley witnesses: [Signature]

Occupation: Housewife

Address: Logan Highway 85

[Signature]
[Signature]
[Signature]
PHILIP A TONKIN
SOLICITOR
RANFURLY

SIGNED by SUSAN EDITH WAUGH)
as Lessee in the presence of:) S E Wal

Witness: [Signature]

Name: [Signature]

Occupation: [Signature] PHILIP A TONKIN
SOLICITOR
RANFURLY

Address: _____

SIGNED by HELEN ADAIR BAKER)
as Lessee in the presence of: by her)
Attorney JESSE MAISEY CRUTCHLEY)
in the presence of: [Signature]

Witness: [Signature]

Name: _____

Occupation: _____ PHILIP A TONKIN
SOLICITOR
RANFURLY

Address: _____

HELEN ADAIR BAKER by her
Attorney:

Jesse Maisey Crutchley.....

[Signature]

CERTIFICATE OF NON REVOCATION OF POWER OF ATTORNEY

I, JESSE MAISEY CRUTCHLEY of Kyeburn Farmer HEREBY CERTIFY:

1. THAT by Deed dated the 8th day of May 1989 HELEN ADAIR BAKER of Vancouver, Canada appointed me her attorney on the terms and subject to the conditions set out in the said Deed.
registered in the Land Title Office at Victoria as No 812217

2. THAT at the date hereof I have not received any notice or information of the revocation of that appointment by the death of the said HELEN ADAIR BAKER or otherwise.

SIGNED at Ranfurly this
day of *June*

27th)
2000)

J. M. Crutchley

**MEMORANDUM OF RENEWAL OF
PASTORAL LEASE**

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

HER MAJESTY THE QUEEN Lessor.

District/Assistant Land Registrar
of Otago

BELLE EDITH CRUTCHLEY
SUSAN EDITH WAUGH
HELEN ADAIR BAKER Lessee

KNIGHT FRANK (NZ) LIMITED
ALEXANDRA

Research LINZ Office

Property Name Sunset Farms

Legalisation Card/s.	No card.
Run Index or SD Index Card/s. 206D	NE 80 Sheet G6 Area 3940a-01-00p.
Statutory Actions	NE 80 Not found. on Lot.
Other Info.	CLR PR 1841 / P 318 Confirms Pastoral Status. 3A/149.

UPPER COLUMBIA/MANUPUR/REILA 21 GRASS SCOTCH 21

LENDIS PEAK CIRCUIT COORDINATES - GEODETIC DATUM 1949 - TRANSVERSE MERMAT

HEIGHTS IN TERMS OF MEAN SEA LEVEL

0.2011 6800	700 000.00 N	500 000.00 E			
Circuit x links	Circuit y links	Height feet	Circuit H metres	Circuit E metres	Height
138 173.23	-35 231.39	6012.9	727 796.03	292 912.57	19
-76 662.85	-103 820.39	6441.7	684 577.89	278 108.82	19
-362.32	116 109.63	6849.7	699 927.11	323 357.55	20
-40 669.93	337 316.67	6592.8	691 818.51	367 857.32	23
-240 854.87	139 730.78	3479.4	651 547.71	328 119.42	12
-249 803.15	394 417.52	4675.8	649 747.60	379 344.18	14
-351 483.90	-105 164.36	5439.0	627 281.01	278 844.30	18
-383 099.13	234 517.46	4756.3	622 952.71	347 177.41	14
-443 640.17	139 914.93	3331.5	610 753.79	328 146.42	13
-418 319.82	186 486.56	3463.2	615 847.44	337 515.13	10
105 606.74	-35 018.94	1100.7	721 445.86	282 695.74	
66 587.82	-81 460.24	1230.1	713 395.34	283 612.81	
22 084.19	-119 255.31	1798.1	704 442.63	276 001.60	
22 039.38	-119 551.13	1800.2	704 433.62	275 950.14	
49 812.64	-45 749.07	4555.5	710 020.71	290 796.75	
-3 408.76	-90 143.83	1842.5	599 314.27	281 865.95	
-32 051.27	-134 111.91	4392.9	693 552.31	273 020.93	
-11 951.0	-28 270.0	3879	697 595.84	294 312.98	
-11 872.28	-28 925.45	3863.9	697 611.68	294 181.13	
-48 046.22	-81 204.84	4737.5	690 334.64	283 664.18	
-84 724.97	-47 244.86	1113.8	682 956.05	290 495.85	
-124 031.48	-53 639.50	2820.7	675 048.84	289 209.45	
-0.69	0.43	4022.1	699 999.85	300 000.09	
-75 452.26	-6 567.51	1420.8	684 821.42	293 678.83	
-75 509.81	81 027.70	5394.4	684 608.67	316 300.18	
-97 535.49	26 759.68	5008.0	680 378.98	305 383.19	
-101 040.00	121 285.13	1935.2	679 673.99	324 398.69	
-60 395.36	213 631.30	5492.4	687 850.39	342 975.78	
-90 199.83	184 493.15	3249.8	681 854.68	337 114.12	
-109 769.83	242 847.96	5550	677 917.82	348 853.24	
-109 763.27	242 826.68	5545.8	677 919.14	348 848.96	

-6 AUG 1978

* 3rd Order Station

4th Order Station