

Crown Pastoral Land Tenure Review

Lease name : THE JOLLIES

Lease number : PS 051

Due Diligence Report (including Status Report) - Part 3

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

PROPERTY REPORT AND VALUATION

(1) **THE PROPERTY:**

Legal Description:

Part Run 575 shown as Area A on SO 11860, Blocks IV and VII Eyre Survey District.

Area:

461 hectares

Status:

Unoccupied Crown Land

Location:

East of State Highway 6 approximately 14 kms north of Lumsden.

District Plan:

Within the *Mountains Resource Area*. Erosion, flood control management and landscape protection are significant issues identified by the Plan for this area.

Permitted Activities:

All those existing activities apart from those listed as Controlled, Discretionary or Prohibited.

Controlled Activities:

- Buildings, activities that have the potential affect of creating nuisance, noise, smell et cetera.
- Any change in land use practices over an area greater than .5 of a hectare that has the affect of significantly changing the visual affect of the mountain landscape.
- Re-contouring of land.

Discretionary Activities:

- Controlled Activities that will have significant adverse affect.
- Activities whose affect is to displace soil, subsoil, gravel or rock in excess of 150 m³.
- Re-contouring or earth disturbance 2 metres or greater.
- Dwelling units which exceed three per title.

Performance Standards:

These take the form of Rules unless otherwise indicated.

All activities shall be carried out, as far as it is practicable, so as to avoid or mitigate the following affects:

- Erosion and instability
- Nutrient loss
- Soil compaction
- Spread of noxious weeds, including wilding pines in areas of indigenous vegetation.

Regional Pest Plant Strategy:

Pinus contorta is classified a *surveillance plant* under the strategy. This requires the that the Regional Council monitor the plant and co-ordinate and provide advise on control.

The current strategy runs to 1 July 1999 when it will be reviewed. A new strategy must be in place by 1 July 2001. I am advised by the Southland Regional Council that the matter of *P. contorta* being included as a *pest plant* is to be considered at this review.

Access:

The land has no legal access if considered separately from the adjacent Soil Conservation Reserve. Practical legal access to the block can be gained via the Soil Conservation Reserve on the 4WD track to the summit of Mid Dome. This is via private land owned by BL Hore and conservation area ex Fiery Creek pastoral lease. This right however provides only a right of public foot access and vehicle access to DoC for management purposes and to NZ Police for access to the radio repeaters. There is therefore no as of right practical legal vehicle access to the top of either block for a prospective purchaser.

Practical access to the block can be gained by either of three ways:

- Via 4WD track through Fiery Creek freehold (*B L Hore*) and conservation area via Mid Dome.
- Via 4WD track via The Jollies private land through the soil conservation reserve
- Via a 4WD track via the southern end of The Jollies .

Brief Description:

The land comprises mainly steep and very steep alpine and sub-alpine mountain slopes between 500 - 1368 m.a.s.l. at the summit of Cupola. Approximately half the total area comprises very steep slopes above 900 m. Soils comprise Kaikoura steepland soils and Fairlight Hill soils derived from greywacke. These are shallow stony silt loams which are highly erosion prone. They are medium to low natural fertility. The block is ring fenced on the boundary with a 7 wire fence of waratahs generally in good to fair condition. Wires along the top ridge are broken, however there is no stock present.

Cover Summary:

Above 900 metres:

100 ha	Dense 30 year old P contorta plantings
90 ha	Degraded snow tussock with scattered mixed age wilding conifers
40 ha	Well covered snow tussock, scattered mixed age wilding conifers
156 ha	Low producing exotic grasses with scattered wilding conifers below 900m
75 ha	Native scrub and beech forest in gullies
461 ha	Total Area

(2) BACKGROUND:

<i>1 July 1959</i>	The Jollies (Ps51) pastoral lease issued, Certificate of Title 229/98.
<i>1960</i>	Southland Catchment Board approved the Lowther Conservation Scheme which included the retirement of some 809 ha of land from The Jollies Pastoral Lease.
<i>8 February 1963</i>	Land Improvement agreement signed with lessee allowed for surrender of retired land.
<i>27 September 1963</i>	Letter to Commissioner of Crown Lands from Secretary Southland Catchment Board asking that action be taken to sever land from the lease.
<i>9 April 1968</i>	Land Improvement Agreement registered.
<i>1977 - 79</i>	On-going reluctance by lessees to agree to surrender.
<i>30 January 1980</i>	Land Settlement Board Case 9467 declined application to re-classify pastoral lease.
<i>18 February 1980</i>	Commissioner of Crown Lands confirms wish to surrender 850 ha from lease.
<i>9 August 1985</i>	L & S Department Officers notified of Land Settlement Board policy on land unsuitable for grazing which aimed to have significant areas of Class VII and VIII land retired and excluded from pastoral leases.
<i>September 1990</i>	Commissioner of Crown Lands instructs Landcorp to action Run Plan surrenders. DoC notified.
<i>18 September 1990</i>	Letter from DoC confirming they have funds available for survey of land surrender from lease.
<i>11 February 1991</i>	Meeting Landcorp, DoC, lessee to discuss concerns the lessee had over surrender. Lessee willing to complete surrender but required some commitment from future Crown administrators to control wilding trees. DoC expressed uncertainty for funding of wilding tree control or whether DoC would be the administering authority.
<i>3 September 1991</i>	Letter from DoC advising they wished to retain Areas A and B while Area C would remain Crown land under DOSLI control and gazetted using Section 167 Land Act as part of Mid Dome conservation reserve to be transferred to Southland Regional Council.

- 20 September 1991 Minister of Conservation notifies Minister of Lands of intention of petitioning the retired area and setting that portion-not retained for conservation apart pursuant to Section 167 Land Act 1948 as an addition to the Soil Conservation Reserve vesting same in the Minister for the Environment under Section 26 Reserves Act.
- September 1991 Minister of Lands replies stating no concerns and advising Commissioner of Crown Lands has delegated authority to consent.
- November 1991 DoC calls for tenders for surveying, survey carried out March 1992, completed August 1992.
- June 1992 MFE to Southland Regional Council offering them the Mid Dome Reserve and advising that MFE were opposed to addition of part of Jollies surrender to the reserve.
- 2 June 1992 Chief Surveyor advises no marginal strips required on The Jollies.
- 1 July 1992 New lease issued for 33 years at an annual rent of \$1,350 (*plus GST*). Renewed lease includes area to be surrendered.
- November 1992 DoC to Cook Allan Gibson (*lessee's solicitor*) including partial surrender documents.
DoC to lessee's solicitor requesting execution.
- 25 January 1993 Solicitor replies stating agreement not yet reached and requesting DoC discussion with lessees.
- 5 May 1993 Landcorp letter to DoC advising lessees main concern relates to wilding trees and need for some commitment by DoC to control these.
- 26 May 1993 Letter DoC to lessee stating DoC's role to facilitate surrender and confirming they will attend to wilding tree control on areas they acquire.
- 2 September 1993 DoC letter to Landcorp advising of delay on lessees part in requesting assistance from Landcorp to complete surrender.
- 27 October 1993 Letter DoC to Landcorp advising of reluctance of Southland Regional Council to take over from MFE but need for surrender to proceed in accordance with Government Policy with future Crown Agency control being resolved at a political level if necessary. Advised DoC had given lessee categorical assurance that DoC would take responsibility for management of total surrender area.
- 14 December 1993 Letter DoC to lessee giving assurance that upon completion of surrender DoC assume Crown Management Agency responsibility for total area.
- 4 March 1994 DoC to Landcorp advising DoC considered further action was Landcorp responsibility.
- 21 June 1994 Letter from Alex Laing to DoC setting out the conditions for surrender.
- 4 July 1994 DoC to Landcorp requesting action by Landcorp for Commissioner of Crown Lands to resolve position.
- 22 September 1994 Meeting Landcorp, DoC, lessee and lessee's solicitor to discuss surrender.
- 22 September 1994 Lessee signed surrender documents.

23 September 1994	Landcorp report to Commissioner of Crown Lands with surrender documents attached.
26 October 1994	Commissioner of Crown Lands advises Landcorp approval of surrender conditional on DoC obtaining consent of Minister to land becoming conservation land or reserve.
23 December 1994	DoC advise Landcorp that survey completed.
7 February 1995	Landcorp to DoC notifying Commissioner of Crown Lands execution of plans.
19 March 1998	Gazette Notice of Areas B and C SO 11860 (154 ha) and Area A SO 12054 (140 ha) declaring land to be held for conservation purposes.

(3) ORIGINAL PURPOSE OF CROWN ACQUIRING LAND:

Land Improvement Agreement:

The land was surrendered as a result of a Land Improvement Agreement dated 8 February 1963 which stated: Clause 2:

- (a) *That the Board may fence so far as may in the opinion of the Board be necessary along a line shown on the Board's Plan No 3/11/A (a copy of which is annexed hereto) for the purpose of severing from the said lease Run 575 lands required to be conserved against erosion (being an area of approximately 2000 acres) as part of the works required under the application made under Section 11 of the Soil Conservation and Rivers Control Act 1948 provided however that the Board will concur in the releasing to the owners the two upstream gullies in the South Dome Creek shown on the said plan when in the opinion of the Board conservation measures render these gullies suitable for re-stocking and for such a purpose the Board will as part of the said work suitably fence such gullies.*
- (b) *That the owners shall forthwith surrender the lease so far as it affects the lands required to be conserved under Sub-Clause (a) of this clause.*

Land Settlement Board Policy:

Section 14 of the Land Settlement Board High Country policy on land unsuitable for grazing adopted 1980 expressed a clear intention of Government at the time to have severely eroding class VII and VIII land such as this destocked and surrendered from leases to be held in Crown ownership. The main aim of this policy appears to be the promotion of soil and water conservation.

Ministerial Correspondence:

The letter dated 20 September 1991 Minister of Conservation to Minister of Lands expressed a clear intention to partition the land surrendered from The Jollies with part being retained for conservation purposes by DoC and part being incorporated into the Mid Dome Soil Conservation Reserve pursuant to Section 167 of the Land Act 1948, to be vested in the MFE.

Department of Conservation:

Correspondence DoC to MFE in February 1991 indicates that DoC's original intention was for at least a proportion of The Jollies surrender area to be incorporated in the Mid Dome Conservation Reserve under MFE administration. This was never confirmed however by MFE. DoC letter to Landcorp September 1991 confirmed their wish to accept responsibility for only part of the surrender area. Letter June 1992 MFE to Southland Regional Council offering them Mid Dome Reserve indicated clearly that MFE were opposed to the addition of The Jollies surrender area to the reserve.

Letter DoC to Alex Laing (*trustee for lessee*) advised that DoC were prepared to assume Crown Agency responsibility for the surrendered area. This letter may have been a desperate attempt by DoC to progress the surrender of the area from the lease.

(4) HAS THE ORIGINAL OBJECTIVE OF THE CROWN ACQUIRING THE LAND BEEN MET:

The amount of detritus carried by the main creeks flowing from the surrender area has reduced markedly since the initiation of the Soil Conservation Scheme involving planting of wilding conifers. It is difficult to say whether this is a direct result of the plantings or whether the erosion cycle has run its course and the present situation would have occurred anyway by merely destocking.

It is clear that this area remains highly erosion prone due to its high altitude and exposure to nor'west winds and due to the inherent erodable nature of the substrate. Consequently the vast majority of the area is clearly unsuitable for grazing, both due to its susceptibility to erosion and the poor quality of pasture that can be grown on such country.

The Southland District Plan includes performance standards for the Mountain Resource Area which effectively prohibits activities which result in erosion or instability. As grazing of stock is not an existing use on the land it does not come within the meaning of an existing use under Section 10 RMA.

Conclusion:

The original objectives of the Soil Conservation Plan have been met in reducing movement of detritus into the water courses. The secondary objective of ensuring this situation remains no longer requires Crown ownership of the land and could be achieved under the Resource Management Act.

(5) OWNERSHIP OPTIONS:

(A) *Disposal on freehold title:*

(i) *Disposal to adjoining owner:*

Disposal to the adjoining owner would appear to be the only option if the Jollies surrender area is disposed of by itself.

David Dickie is the lessee of the adjacent pastoral lease, The Jollies. Mr Dickie conveyed to me that he is not interested in acquiring the property but is concerned to see the wilding conifers removed off the Crown land area. He has a significant number of wilding conifers on his lease but has done no control work himself since acquiring the lease in 1995. If however the price was low enough Mr Dickie may agree to purchase the area. He would be in a strong negotiating position and could largely name his price.

(ii) Disposal on the Open Market:

As this area has no legal access, being bounded by Crown land and The Jollies Pastoral Lease, it could not be sold on the open market unless in conjunction with adjacent Crown land, such as Mid Dome Soil Conservation Reserve. This would provide legal access from State Highway 6 as well as buildings which are attached to the reserve and would present a stronger selling position for the Crown.

Implications for Disposal:

Under private ownership the strong tendency would be for the land to be used for its most profitable use or similarly for its least cost use. Given the marginal physical nature of the land for any economic use the likelihood is that no significant investment will be made into the land under private ownership. In the absence of compulsion and/or subsidy by Regional or District Council, the likely result is that succession to *Pinus contorta* domination will continue with continued marginal spread to surrounding country.

Performance standards for this land under the Southland District Plan requires that all activities are carried out, as far as is practicable, so as to avoid or mitigate certain affects, one being the spread of noxious weeds including wilding pines, in areas of indigenous vegetation. This would appear to provide a potential for the Council to issue an abatement notice pursuant to Section 322 RMA requiring the owner to take action on controlling wilding trees such as to avoid, remedy or mitigate the effect on surrounding land.

The Regional Pest Plant Strategy lists wilding conifers as a *surveillance plant*. This plan is periodically reviewed. The stated intention of the Regional Council is that in their next review they intend considering including wilding conifers as a *pest plant*. This introduces a significant potential liability for the owner of this land. To avoid any liability from selling the land the Crown would need to take considerable care to ensure prospective purchasers are aware of such potential liabilities.

(B) Retain as Crown Land:

It would appear there is no Government Department with a specific mandate which meets with the values or management requirements of this land. The principle public interest issue concerning this land is the ongoing source of wilding conifer spread caused by the *Pinus contorta* plantations present. Although spread of seedlings from the site is affecting land within a 30 km radius the issue is a regional one and not of national significance. The Southland Regional Council are presently co-ordinating a local group to address the issue in this locality (see letter attached).

DoC is the agency which would appear best equipped of all the central government agencies to deal with the management requirements of such an area, although they have made it clear the remaining area does not contain conservation values which warrant its retention as conservation land. Advantages of DoC administering the land are:

- Administer adjoining land.
- Have available personnel with skills in wilding tree control.
- Management objectives for own land would benefit from wilding tree control on subject land.
- If wilding trees were controlled, the highest and best use of the land would likely be nature conservation/recreation.

Implications for Crown Ownership:

Holding costs (Wilding tree control):

The following figures have been estimated on the basis of planimeter measurements on 1:50000 topographical map based on costs provided by DoC from actual control work. The assessment is carried out over both areas of Crown land totalling 1010 ha as treating one area in isolation would be futile.

190 ha	30 year old P contorta plantings sprayed with 20 litres/ha Reglone at \$900/ha.	\$ 171,000
200 ha	Mature P contorta seedlings, hand cleared at \$720/ha.	\$ 144,000
512 ha	Small scattered seedlings 50% hand cutting, 50% pulling at \$120/ha	\$ 61,440
108 ha	Native bush and scrub in gullies, no control required.	
1010 ha	Total Area/Costs	\$ 376,440

Note this programme may take several years to complete.

Follow up 902 ha	hand pulling of seedlings after 5 years at \$60/ha.	\$ 54,120
Total Cost of Programme say		\$ 430,000

Periodic hand pulling would be the required at 5 year intervals to control the remaining seedlings.

(6) VALUATION:

Part Run 575 (461 ha valued separately):

Value of Improvements.....	\$	3,000
Land Exclusive of Improvements	\$	3,000
Capital Value	\$	6,000

Valued in conjunction with Part Section 156 Block VII Eyre Survey District (*Soil Conservation Reserve*) total area 1010 ha.

Value of Improvements.....	\$	60,000
Land Exclusive of Improvements.....	\$	10,000
Capital Value	\$	70,000

Market Commentary:

There are no recent comparable sales to this site. The most comparable sales are of land acquired by the Department of Conservation as follows:

1993	2 Mile, Kakanuis	4180 ha	\$	39/ha
1994	Cairnmuir Top Block	3492 ha	\$	38/ha
1990	Lauder Basin	1516 ha	\$	48/ha
1992	Flat Top Hill	813 ha	\$	84/ha
1990	Serpentine Block	750 ha	\$	87/ha

These blocks had nil or few improvements but contain very significant conservation values and generally have better access. They are therefore an upper limit to the subject property. The subject property has severe limitations to use for either productive purposes or for inherent values and has some significant potential liabilities which would dissuade most informed perspective purchasers. The most likely purchaser in our view would be a person seeking a large area of land simply for the purpose of holding the land for its aesthetic value, possibly in conjunction with residing in the house on the adjoining Soil Conservation Reserve.

(7) CONCLUSION:

- The original purpose for the Crown acquiring this land has been met. Continuing to meet the objective of soil and water conservation can be met under private ownership under the Resource Management Act 1991.
- The problem of wilding tree control is a regional one properly addressed by the Regional Council under the Pest Plant Management Strategy under the Biosecurity Act 1993.
- To effectively address the wilding tree problem in this area will require the eventual eradication of the main seed source located on the subject land. This is estimated to cost in the order of \$430,000. This would be beyond the scope of most individual owners but could be raised by a combination of special and general rates.

- There is a perception among local landowners and some individuals in the Regional Council that the Crown planted the trees and therefore has a moral obligation to address the consequences. This is a political issue.
- There is no Government Department which appears to have a function which is met through owning this land.

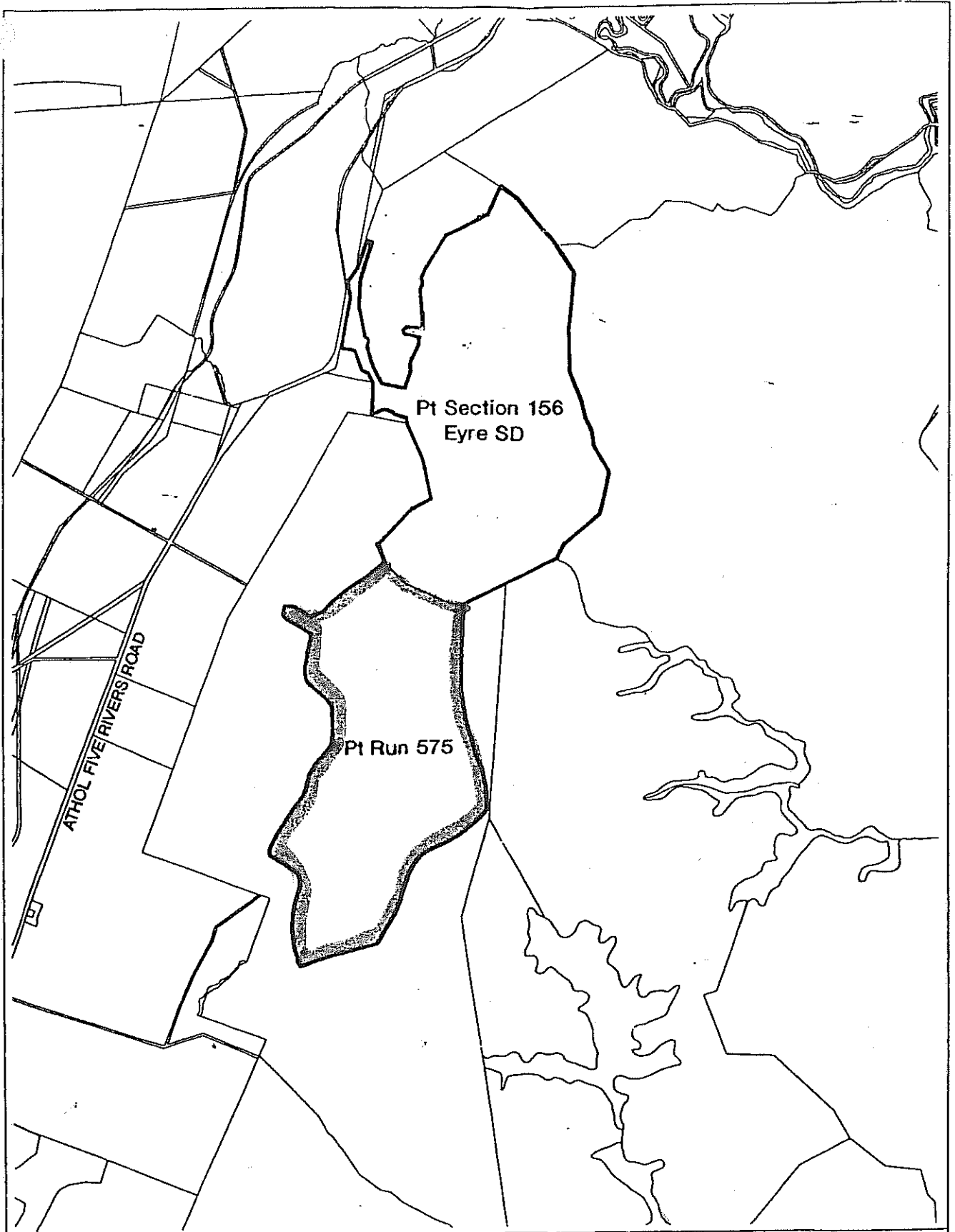
RECOMMENDATIONS:

- (1) That the Crown seek legal advice on its potential liabilities should it dispose of the land on the open market.
- (2) On legal clearance to do so the Crown dispose of the land on the open market in conjunction with the adjacent Soil Conservation Reserve.
- (3) That no minimum price be set for this disposal.



P H Murray
Consultant

KNIGHT FRANK (NZ) LIMITED



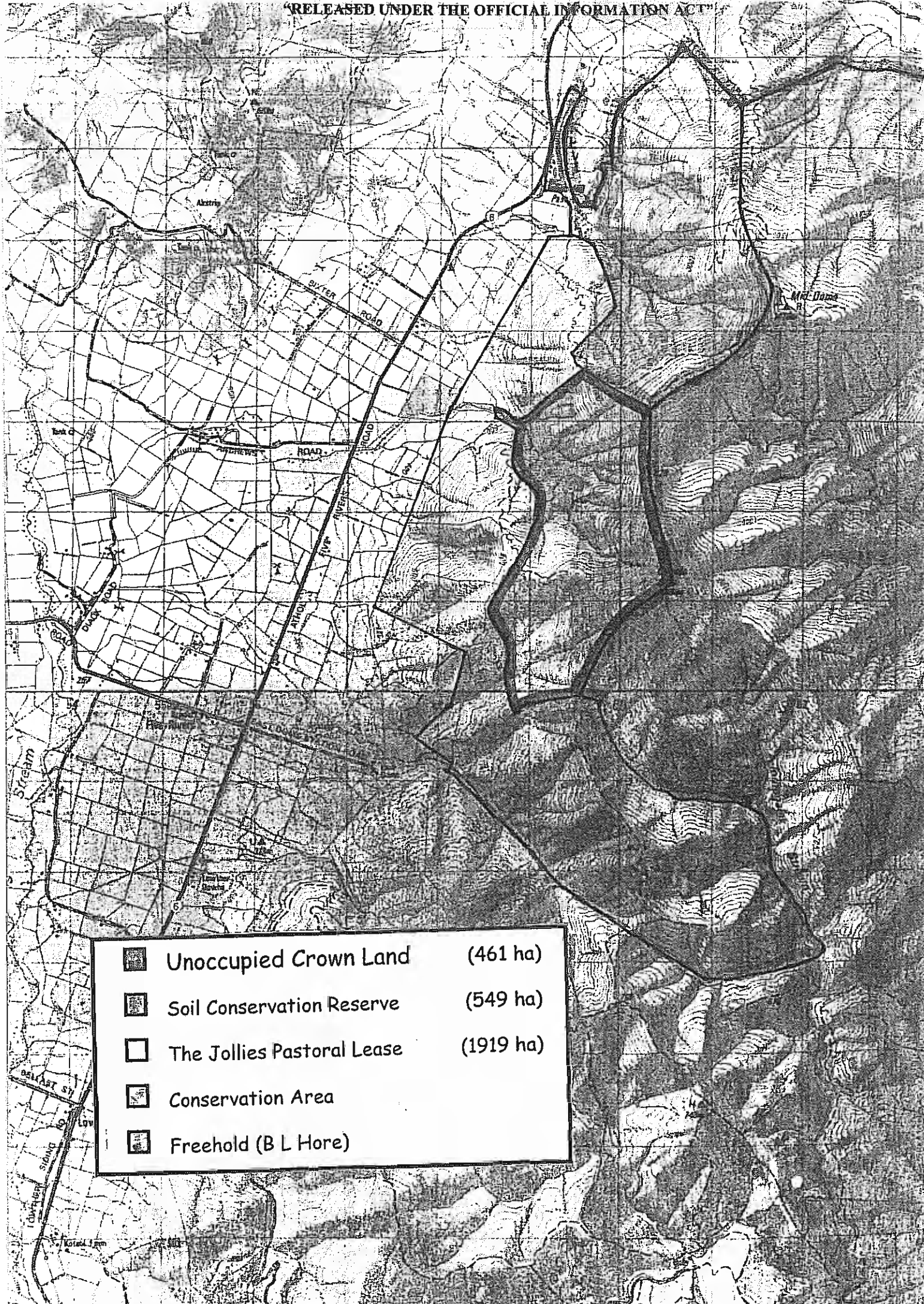
Approximate Area: 1010ha.






Drawn: KJ Thompson

Crown Land to be disposed
at Mid Dome

Terralink NZ Ltd
Survey Services
www.terra.org





	Unoccupied Crown Land	(461 ha)
	Soil Conservation Reserve	(549 ha)
	The Jollies Pastoral Lease	(1919 ha)
	Conservation Area	
	Freehold (B L Hore)	

OFFICIAL INFORMATION ACT

SEARCHED
11 DEC 1991
COPY

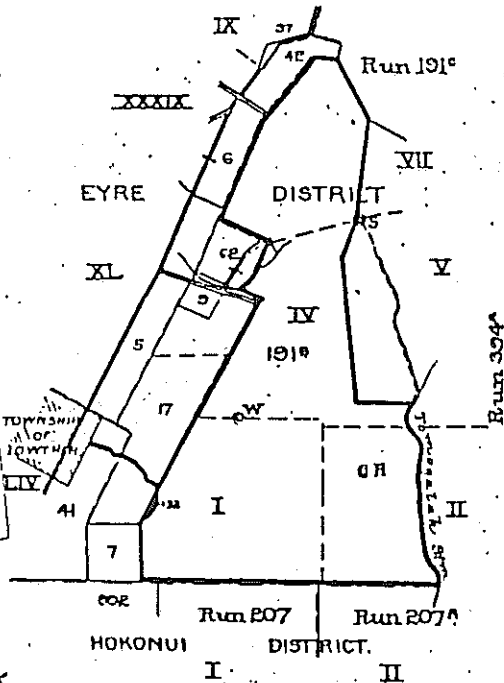
PLAN OF RUN No. 191^o

METRIC AREA IS 4565.0260 ha

Eyre Survey District.

11300a Or 007

Ac. Coloured yellow	19.	2.	12
surrendered	11290.	1.	28.



Scale: 1/80 chains = 1 inch.

NEW ZEALAND.

(Crown Lands Act)

Renewal of Pastoral Run Licence
No. 167 pursuant to Section 202
of The Land Act 1924.



Vol 167 Fol 70

License to occupy Crown Lands for Pastoral Purposes.

REGISTER

No. 167-70

Whereas ROBERT WILLIAM GULPIE of FIVE RIVERS, PARAU has acquired, under the provisions of the Land Act, 1924, a License to occupy for Pastoral Purposes an area of Crown lands containing by estimation Sixteen thousand three hundred acres (11,300) acres, more or less, and being Run number One hundred and Ninety-one B (191B) Eyre District

situate in the County of Southern, in the Land District of Southern, New Zealand, as the same is delineated on the plan in the District Lands and Survey Office, 191B-191, as shown in the margin herof, and has paid the sum of FOUR-FIVE POUNDS (£45.0.0), being the first half-year's rent in advance for such Run. The said Robert William Gulpie is hereby 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 1931, subject to all the provisions and conditions of the Land Act, 1924, so far as applicable hereto, and subject also to the payment of an annual rent of TWO POUNDS (£2.0.0), 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, 19 31.

- 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, 1924, 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 260 of the Land Act, 1924;
 - (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;
 - (4) That the licensee shall not burn any tussock on the land comprised in this license, or permit any tussock thereon to be burned save with the prior consent in writing of the Land Board of the Southern Land District; and
 - (5) 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.

And it is hereby declared that these presents are intended to take effect as a pasturage license only under the Land Act, 1924, and the provisions of that Act applicable to such licenses shall apply hereto as fully and effectually as if the same had been set out herein at length.

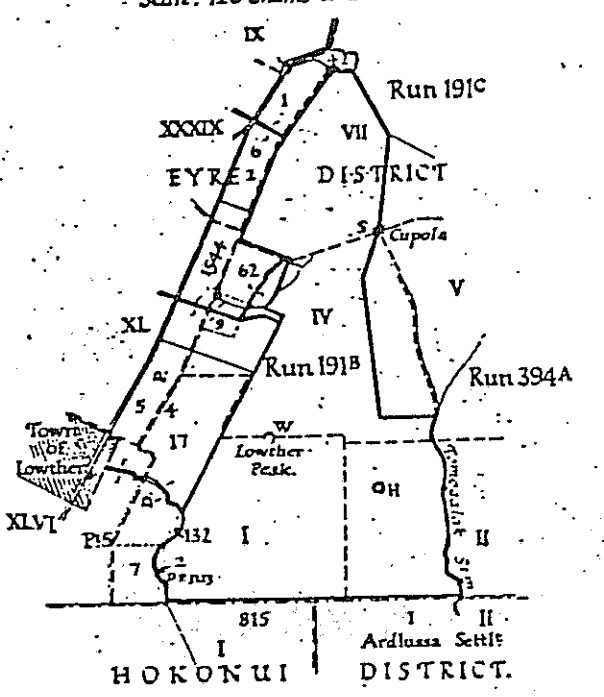
In witness whereof the Commissioner of Crown Lands, on behalf of the Land Board of the Southern Land District, hath hereunto set his hand, this 15th day of May, 1931.

J. McDonald
Commissioner of Crown Lands.

Robert William Gulpie, the above-named licensee, hereby accept this license on the terms and conditions specified therein.

Handwritten notes and signatures at the top left, including a signature that appears to be 'Allwell'.

Plan A
11317a 2r. 33p.
Scale: 120 Chains to an Inch



Discharge of mortgage Robert William Lillie 18th District...
Bailed at the just this 9th day of July 1915.

Signature: Robert William Lillie

Transfer 177 of the within land to...
Dated this 24th day of July 1915.

Signature: Robert William Lillie

Transfer 190 of the within land to...
Dated this 24th day of July 1915.

Signature: Robert William Lillie

THE COMMISSIONER OF CROWN LANDS
No 177149
Dated this 24th day of July 1915.

Signature: Robert William Lillie

Transfer 153107 of the within land to...
Dated this 31st day of May 1915.

Signature: Robert William Lillie

The within land is now known as Run 575 and 576...
Dated this 31st day of May 1915.

Signature: Robert William Lillie

Commission 176259 of the share of Robert Bernard Lillie to...
Dated this 31st day of May 1915.

Signature: Robert William Lillie

167/70

The content of the New Zealand and the Land Transfer...
Dated at Wellington this 11th day of July 1915.

Signature: Robert William Lillie

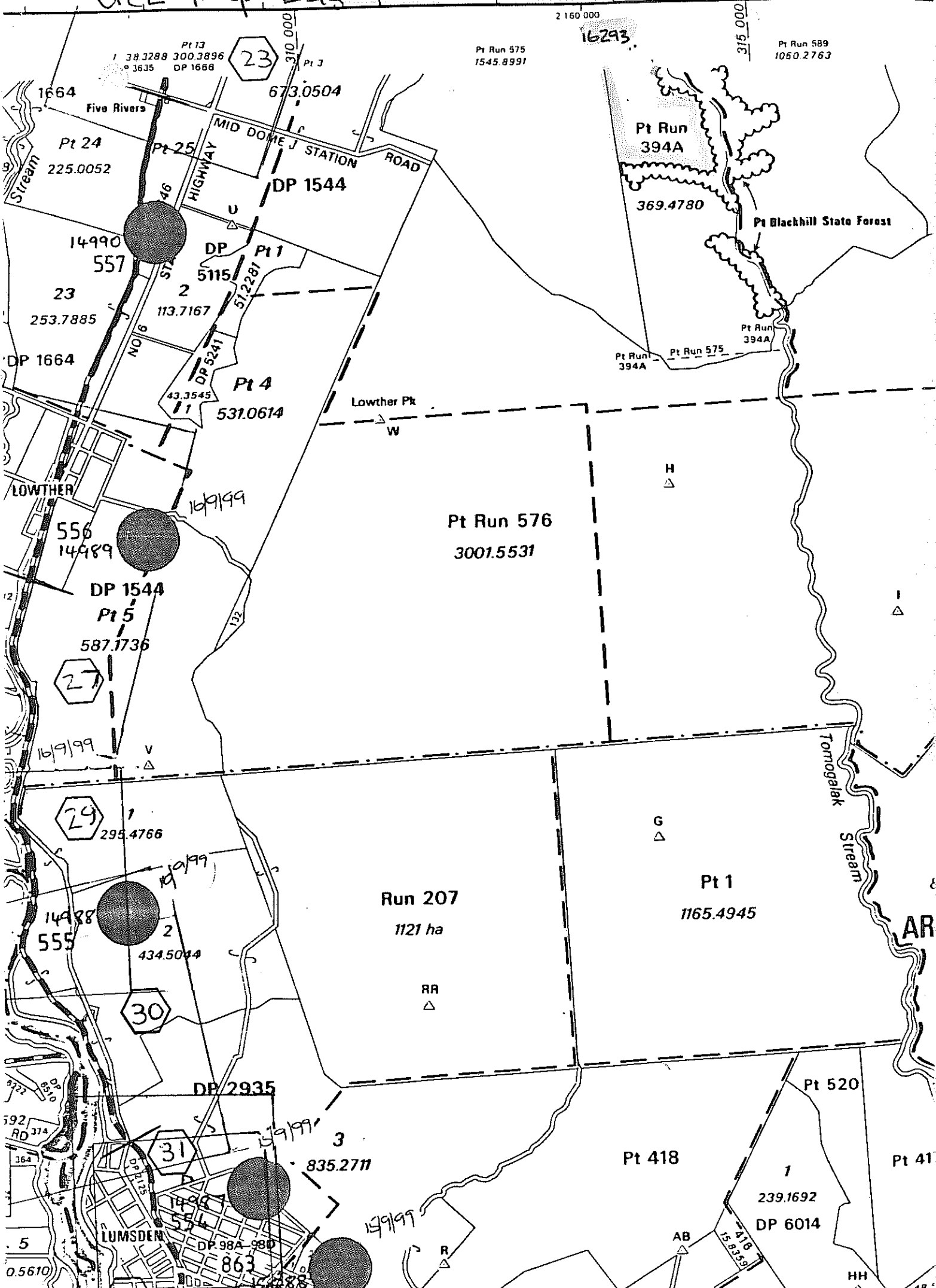
The content of the New Zealand...
Dated at Wellington this 11th day of July 1915.

Signature: Robert William Lillie

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952.

Signature: Robert William Lillie

UCL Map 748



505.8318
DP 406

Pt 89
207.4191
LT 395

14997

Pt 28
141

10
59.4888
66.3684

1
87.2730

2
14982

154.4255
DP 405

Pt 20
39.5618

8
144.0681

31
49.5623

Pt 54
119.3823

17

Pt 19
84.7816

Pt 24
97.3346

6
159.4461

22
330.7799

19
157.8274

Pt 43
157.184.0164
LT 558
114796

Pt 43

5
125.0479

4 MATAURA

23
120.7654

29
42.1884

Pt 43

12
15.0170

PARAWA

61
135.2232

20
223.7833

Pt 25
241.0475

Pt 140

156
675.6986
Soil Conservation Reserve

FIERY CREEK

Run 622
3686.6862

1
DP 7092
3990

Pt 2

156
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Soil Conservation Reserve

Mid Dome
△ R

Run 622
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Pt 1

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Soil Conservation Reserve

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Soil Conservation Reserve

Run 622
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DP 15

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Soil Conservation Reserve

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Pt 2

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Soil Conservation Reserve

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Pt 2

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Soil Conservation Reserve

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Soil Conservation Reserve

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DP 4410

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Soil Conservation Reserve

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Soil Conservation Reserve

Run 622
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Soil Conservation Reserve

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Soil Conservation Reserve

Run 622
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80.5

LOWTHER DOWNS

Pt Run 575
1545.8990

156
675.6986
Soil Conservation Reserve

156
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Soil Conservation Reserve

Run 622
3686.6862

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80.5

Cupola

Pt Run 589
1060.2763

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675.6986
Soil Conservation Reserve

156
675.6986
Soil Conservation Reserve

Run 622
3686.6862

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Pt Blackthorn SF

Pt Run 589
1060.2763

156
675.6986
Soil Conservation Reserve

156
675.6986
Soil Conservation Reserve

Run 622
3686.6862

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16293

Pt Run 394A
369.4780

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675.6986
Soil Conservation Reserve

156
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Soil Conservation Reserve

Run 622
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Pt Run 394A
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675.6986
Soil Conservation Reserve

156
675.6986
Soil Conservation Reserve

Run 622
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315.000

Run 597
2003.1937

156
675.6986
Soil Conservation Reserve

156
675.6986
Soil Conservation Reserve

Run 622
3686.6862

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Run 597
2003.1937

156
675.6986
Soil Conservation Reserve

156
675.6986
Soil Conservation Reserve

Run 622
3686.6862

1
80.5

168°30'

Run 597
2003.1937

156
675.6986
Soil Conservation Reserve

156
675.6986
Soil Conservation Reserve

Run 622
3686.6862

1
80.5

35'

Run 597
2003.1937

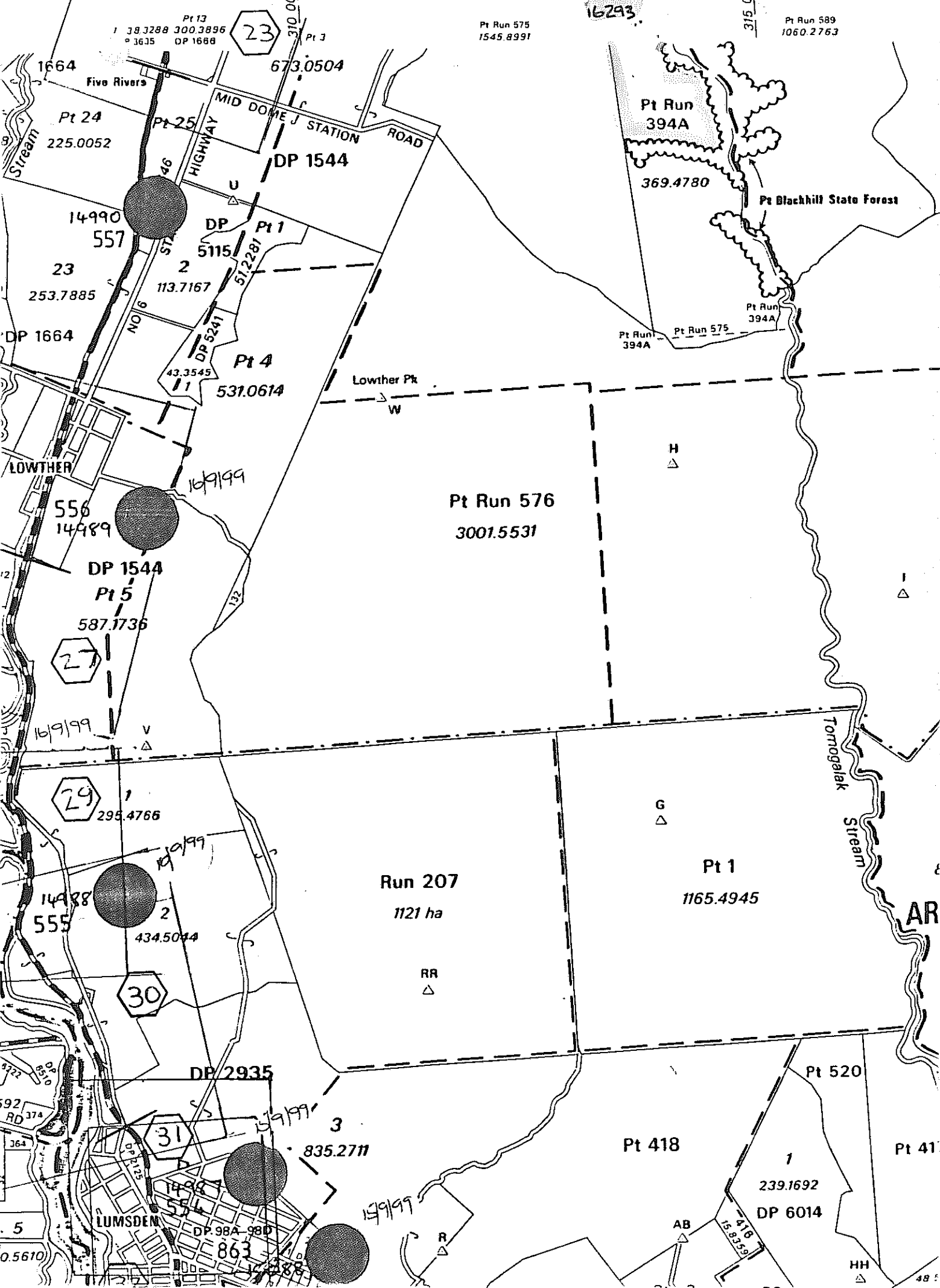
156
675.6986
Soil Conservation Reserve

156
675.6986
Soil Conservation Reserve

Run 622
3686.6862

1
80.5

UCL Map E43



505.8318
DP 406

Pt 89
207.4191

LT 395

Pt 28
141

66.3684

59.4888

1
87.2730

154.4255
DP 405

144.0681

Pt 54
119.3823

Pt 19
84.7816

6
159.4461

22
330.7799

19

29

Pt 43
157 184.0164
LT 558
14796

5
125.0479

4 MATAURA

ROAD
61

135.2232

20

DP 7092
3990

Pt 140
241.0475

156
675.6986

Soil Conservation
Reserve

FIERY CREEK
Run 622
3686.6862

Mid Dome
R

1701

Pt 2
104.532

1
50.0287
DP 4410

Pt 3

573.0504
DP 1544

16294
LOWTHER DOWNS

Pt Run 575
1545.8990

Cupola

Pt Run 589
1060.2763

Pt Blackhill SF

16293

Pt Run
394A
369.4780

Run 597
2003.1937

2 160 000

315 000

320 000

168°30'

35'

UCL Map E43

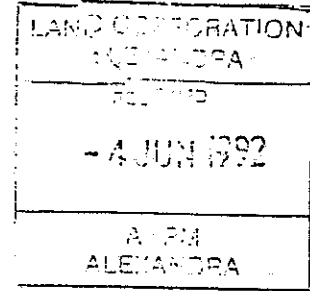


Henderson House
93 Kelvin Street
PO Box 826
Invercargill
New Zealand
Phone 0-3-218 7334
Fax 0-3-214 4763

5200/01

1992

K R Taylor
Manager
Landcorp Management Services Ltd
Box 27
ALEXANDRA.



Dear Sir

PASTORAL LEASE MARGINAL STRIP INVESTIGATIONS

Marginal strip investigations have been completed for the following stations: The Jollies, Mt Nicholas, Kingston, Lorne Peak, Glenfellen, Halfway Bay, Allandale and Greenvale. Details are as follows:

Mt. Nicholas:	92	See attached print of SO 8431.	13
The Jollies:	92	No strips required.	
Kingston:	91	See attached print of SO 4726.	
Lorne Peak:	91	See attached print of SO 4721.	
Glenfellen:	91	No strips required.	
Halfway Bay:	91	See attached print of SO 8415.	
Allandale:	91	See attached print of SO 7402.	
Greenvale:	91	See attached print of SO 7402.	

The marginal strips have been highlighted in blue on the enclosed prints. Each plan has been certified correct by the Chief Surveyor and will be sent away for remicrofilming. The plans showing marginal strips will also be recorded in the margin of the relevant cadastral record sheets which are held as a permanent record.

Yours faithfully

D Manson
for District Manager/Chief Surveyor
DM3

Reference: Ps51
January 1992
District Manager/Chief Surveyor
Department of Survey and Land Information
P O Box 826
INVERCARGILL

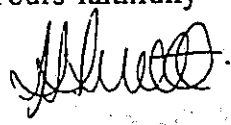
Dear Sir

MARGINAL STRIPS ON PASTORAL LEASE RENEWAL

I wish to advise that the following pastoral lease expires on 30 June 1992:

LEASE NUMBER: Ps51
LEASE NAME: The Jollies
LESSEE: AP Laing and RF Selbie
TITLE REFERENCE: 229/98
LEGAL DESCRIPTION: Run 575 situated in blocks IV and VII Eyre District and Lot 1 DP6761.

As we intend effecting the renewal by memorandum could you please advise this office at your early convenience of any requirement regards marginal strips. Could you please also advise of any other title requirements which you believe should be attended to at this time.

Yours faithfully


for Managing Consultant

Reply to:

Managing Consultant
Landcorp
P O Box 27
ALEXANDRA

Dear Sir

MARGINAL STRIPS Ps51

Marginal strips are required, details attached.
Marginal strips are not required.

Other title work is required, details attached.
No other title work is required.

for District Manager/Chief Surveyor



PLAN OF RUN No. 394A No. 32.

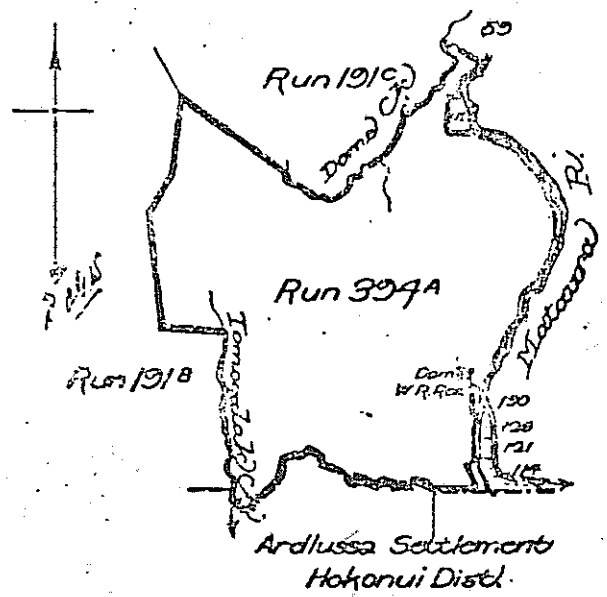
License to occupy Crown Lands for Pastoral Purposes.

ISSUED PURSUANT TO SECTION 9 OF THE LAND LAWS AMENDMENT ACT 1922.

Whereas MARGARET CAMERON widow, of the late DONALD ANGUS CAMERON ... Sheep Farmer of HOKOMAI ... has purchased under the provisions of the Land Act, 1908, and its amendments, a License to occupy for Pastoral Purposes all that area of Crown lands containing by estimation twenty thousand nine hundred and fifty five (20,955) acres, more or less, and being Run number Three hundred and ninety four A (394A) ... classed as Pastoral land, in terms of section 225 thereof, situate in the County of SOUTHLAND, in the Land District of SOUTHLAND, New Zealand, as the same is delineated on the plan in the District Lands and Survey Office, Invercargill, as shown in the margin hereof, and has paid the sum of One hundred pounds (\$100. 0. 0), being the first half-year's rent in advance for such Run: The said MARGARET CAMERON is hereby 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 1925, 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, 1925.

METRIC AREA IS 8480.1896 ha

Eyre Survey District. 20955 ac.



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 privy to a fraud upon, this License, 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 tuckoo or permit to be burnt any tuckoo on the land comprised in this license save with the prior consent in writing of the Southland Land Board and subject to such conditions, regulations and directions as the said Board may impose or give.
(6) That the licensee shall erect a fence 50 links wide, north of Section 130 as shown on plan.

And it is hereby declared that these provisions 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 SOUTHLAND Land District, hath hereunto set his hand, this 20th day of December, 1924.

K. M. Graham Commissioner of Crown Lands.

Scale: 2 miles = 1 inch.

RELEASED UNDER THE OFFICIAL INFORMATION ACT

(1) The transfer of the within license to occupy Run No. 394 A Eyre Survey District from Margaret Cameron to Robert Cameron is hereby registered.
 Dated this 22nd day of November 1928.
 J. C. Kensington
 Commissioner of Crown Lands

(2) Application having been made transmission of the within license to John Maclean McGillivray Watson of Invercargill, Solicitor, and Alexander George Duncan Cameron of Invercargill, Sheepfarmer, as Executors, is hereby registered.
 Dated this 6th day of June, 1929.

Probate Dated 1/11/28.

J. C. Kensington
 Commissioner of Crown Lands

167/57

THE
 COMMISSIONER OF CROWN LANDS
 PASTURAGE LICENSE.
 No. 432

Dated this 17th day of 19

The transfer of the within license to occupy Run 394A Eyre Survey District from John Maclean McGillivray Watson and Alexander George Duncan Cameron to John Maclean McGillivray Watson aforesaid, Alexander George Duncan Cameron aforesaid Peter Roderick and Joseph Speight McGrath is hereby registered.
 Dated at Invercargill this 13th day of January 1931.

Macdonald

Commissioner of Crown Lands.

L.H. Minutes, 16/10/30.

The transfer of the within license to occupy Run 394 A Eyre Survey District from John Maclean McGillivray Watson, Alexander George Duncan Cameron, Peter The Bannick aforesaid and Joseph Speight McGrath to John Maclean McGillivray Watson aforesaid, Alexander George Duncan Cameron aforesaid, Joseph Speight McGrath aforesaid and John McHenry is hereby registered.
 Dated at Invercargill this 7th day of May 1937

McHenry

Commissioner of Crown Lands.

The transfer of the within license to occupy Run 394 A Eyre Survey District from John Maclean McGillivray Watson, Alexander George Duncan Cameron, Joseph Speight McGrath and John McHenry to Katherine Sarah Maclean and Margaret Mary Sinclair is hereby registered.

Dated at Invercargill this 23rd day of May 1939

McHenry

Commissioner of Crown Lands.

DISCHARGED

Run No. 394 A Eyre Survey District from Margaret Mary Sinclair to Katherine Sarah Maclean and Margaret Mary Sinclair is hereby registered.
 Dated this 20th day of May 1937

McHenry
 Commissioner of Crown Lands

The transfer of the within license to occupy Run 394 A Eyre Survey District from Margaret Mary Sinclair to Katherine Sarah Maclean is hereby registered.

Dated this 20th day of May 1937
 McHenry
 Commissioner of Crown Lands

Transferred 17/11/30 to The West Coast Pastoral Company Limited as proprietors.
 Entered 6-6-1930 at 11:30 AM

Part of the within described land now known as Run 589 Block I of VII VIII Eyre District, as appraised 1929/31.

Part of the within described land has been sub-divided as appraised 1929/31.

Part of Run 589 is now known as Run 597, 598 and pt Run 589 see Reappellations 2117 98

Part Run 589 is now known as Run 597, 598 and pt Run 589 see Reappellations 2117 98

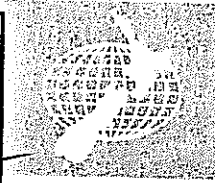
Pastoral licence Vol. B3. Fol. 630 issued for Run 597 23. 6. 1936 at 2-24-00

Pastoral Licence Vol. B3 Fol. 631

RELEASED UNDER THE OFFICIAL INFORMATION ACT

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL RECORDS FOR THE YEAR 1937

KNIGHT FRANK
ALEXANDRA
16 MAY 1996
RECEIVED



Department of
Survey & Land
Information
Te Puna Korero Whenua

Your Reference: Ps 51

Our Reference: 5200-D15-T01

NATIONAL OFFICE
Charles Fergusson Building
Bowen Street
Private Box 170
Wellington
New Zealand
Phone: 0-4-4600-100
Fax: 0-4-4722-244

7 May, 1996

Manager
Knight Frank
Box 27
ALEXANDRA

Dear Sir

Ps 51 - PARTIAL SURRENDER : THE JOLLIES

I acknowledge your letter of 11 March 1996.

I have instructed the Department's Regional Manager, to proceed with action to transfer areas A,B, and C, SO11860 to the conservation estate.

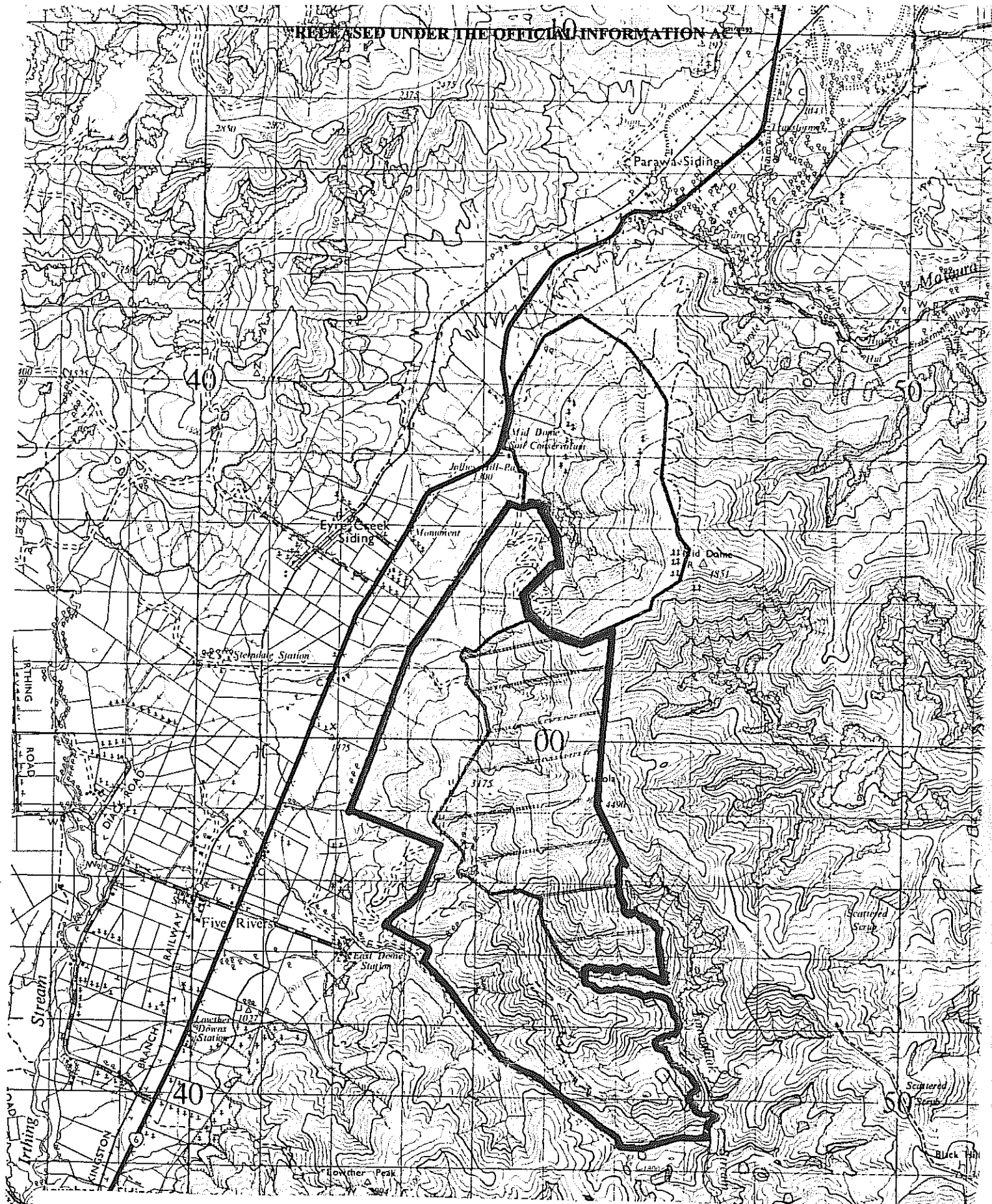
Area A on SO 11860 was surrendered from the lease on your acceptance of advice from the Department of Conservation that the area should be added to a reserve administered by the Ministry for the Environment which has subsequently been declared surplus to requirements by the Ministry. Neither the Ministry or myself were consulted about the proposal to add the land to the reserve. That is unfortunate.

The position now is that the land will remain unoccupied Crown land as DOC does not want the land and there is no other government or territorial authority requirement for the land or likely applicant for the land under the Land Act 1948.





The land is available for disposal by the Regional manager in accordance with the provisions of the Land Act 1948.

Yours faithfully

S D Brown
Commissioner of Crown Lands



The Jollies Run

-  Present Pastoral Lease . 1919-6908ha.
-  Approx. Area to be surrendered from the Lease . 850 ha.
-  Mid Dome Soil Conservation Reserve
-  Area surrendered from lease and incorporated into Soil Conservation Reserve . 80-1278 ha.

Scale 1:63,360.

Handwritten initials

Pt Runs 575 & 394

Scale 1 inch to 1 mile

