

Crown Pastoral Land Tenure Review

Lease name : THE KNOBBIES

Lease number : PO 129

Due Diligence Report (including Status Report)

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.

November

05

**TENURE REVIEW DUE DILIGENCE REPORT
TO THE
COMMISSIONER OF CROWN LANDS**

KF REF:	Po 129	LINZ REF:	CASE NO:
LEASE NAME:	The Knobbies	LESSEE:	Andrew Ritchie McNeish (1/3 Share) Kathryn Mara McNeish (1/3 share) Kathryn Mara McNeish and Douglas James Harvie (1/3 share)

LOCATION:

The two main homestead blocks are located on the Eastern side of Lake Roxburgh 10 km North of the Hydro Dam, running from Lake Roxburgh to the top of the Knobby Range. The general area is 46km South of Alexandra and 10km North of Roxburgh.

A separate remote high altitude tussock run block is located close to Lake Onslow, containing the headwaters of the Teviot River on the northern flank of the Pinelheugh Range. Although this run block is only 40km south east of the homestead, the road access is some 85km, mostly gravel.

DATE OF THIS REPORT:

17 June 1999

LEASE DETAIL:

Land Tenure: Pastoral Lease under Section 66 of the Land Act 1948. Lease No 129

Legal Description: Part Run 643 (now Run 810) Long Valley Survey District, Runs 262G and 262J Teviot Survey District, Run 262E and Run 262C Cairnhill and Teviot Survey Districts being all the land contained in CT 386/24 Otago Registry.

Area: 4898.7197 hectares
Term: 33 years from 1 July 1988 to 30 June 2021
Rental Value: \$150,000.00
Annual Rent: \$2259.00
Date of Next Review: 30 June 1999
Lease Stock Limit: 2805 Sheep
Personnel Stock Limit: (Pastoral Lease only)
 5200 Sheep (including not more than 3300 breeding ewes)
 210 Cattle (including not more than 115 breeding cows)
 No block limitations set.

LAND STATUS REPORT SUMMARY:

Land Status Report prepared by approved person attached.

SUMMARY OF FEATURES FROM TOPOGRAPHICAL AND CADASTRAL DATA:

No communication sites are marked on the above maps or are known to exist from field officer knowledge. No major power transmission lines cross the property.

No riparian margins are recorded on the property. A Dunedin LINZ file on Riparian Strips has file notes about investigations on the property stating that 14 Mile Creek, Speargrass Creek and an unnamed creek at 228 244 are underwidth. Some correspondence without result is also contained about the North branch of the Teviot River.

Many file references are made to the fact that Lake Roxburgh does not have Crown Land or roadside strips along Lake Roxburgh.

A Esplanade provision along the Lake Roxburgh margin is contained in the Central Otago District Scheme Plan and appears to be based around the above Lake Roxburgh Operating Easement. These may not satisfy the requirements of riparian margin and will require investigation.

One boundary adjustment has occurred with the taking of 77 acres of land under the public works act for power development along the Clutha River in 1966. This alteration appears to be correctly carried out with subsequent alteration to lease area.

All fenced boundaries are on their legal line as far as can be determined without a full survey.

No historic sites are marked on legal or cadastral maps. The Central Otago District Scheme Plans identifies an "Archaeological site" on the Lake Faces but gives no details. This site is unknown to the writer but will require investigation as to its importance and possible protection.

Mining site remnants are known to exist along the margin of Lake Roxburgh but none of significance are recognised.

The lease has a number of legal roads affecting it.

1. The Lake Onslow Block has unfenced legal roads along its Eastern and Southern Boundaries.

The Southern margin has the well formed, gravelled, Lake Onslow Road on the boundary for a short section and the Pinelheugh Road (firebreak/access track in rough farm track condition). Both of these are fenced out of the lease and appear to be approximately on their correct line.

The Eastern boundary with the "Manorburn Conservation Reserve" has a legal road marked. An existing farm track/ firebreak runs the length of this boundary within the lease but it is thought that the legal line is actually fenced within the DOC Reserve. The legal road is shown to enter the lease for a very short section on the northern end.

2. The Homestead block (Runs 262E and 262F) has a legal road cutting in from the neighbouring Cairnhill Stn (Run 262G) and traversing through the centre of the property to the North. It is unfenced, well formed, and suitable for cars when dry. It appears to follow the approximate legal line.

The current main short access to the homestead from the Knobby Range Road *is not a legal road and for a short section (approximately 250m) it traverses the neighbouring property to the south on the boundary with Run 262F.* It is assumed that a neighbour arrangement allows it.

3. Runs 262J and 262G (straddling the Knobby Range) have the metalled, fenced, well maintained Knobby Range Road running along the Western boundary. As far as be ascertained it is sited on the correct legal line.

An unfenced legal road of good farm track condition, linking the above to the Knobby Range Tops cuts between the two runs and appears to roughly follow the legal line but probably deviates in some sections.

Run 262J has a legal road running from Gordon Peak to its northern boundary. This is unfenced and a very rough farm track only generally following its line.

A paper road running through Run 262G and a short section of road around Gordon peak is recorded (unformed with no tracks).

SUMMARY OF LEASE DOCUMENT (Certificate of Title):

The legal description, area (with adjustments), base stock limitation and commencement date of the Pastoral Lease on Crown files held by Knight Frank are in agreement with the Certificate of title (386/24 Otago Registry).

Non standard lease covenants include:

1. That in so far as part run 643 (*now called run 810*) is concerned roads may be taken without payment of compensation.
2. That the lessee shall hold a one twenty fourth share in the tenancy from the Crown over Section 2, Block XXIII Teviot Survey District, the area of which is 77 acres, more or less. (*This holding paddock, for stock movement to the Onslow Run Block at the Bridge huts, is now Freehold and the Lessee holds a one fifth share.*)

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- 4 -

Apart from routine transfer of shares between the McNeish family and outside partners, electricity agreements, and mortgage registration, the following registrations are noteworthy:

Compensation Certificate No 292297 Pursuant To Section 17 of the Public works Amendment act 1948-27/10/65 (*Discharged 22 September 1966.*)

303759 Proclamation proclaiming and declaring the Leasehold Estate in the part coloured in red on the plan therein (77 Acres) to be taken for the development of water power (Roxburgh Power Scheme) on and after 1 August 1966.

325475 Proclamation proclaiming as closed the road hatched in red on the plan herein and adding the said closed road to the Crown land set for the development of water power. Reg. 1968. (*It is assumed that this road was part of the area taken for water power along the margin of Lake Roxburgh*)

437944 Agreement pursuant to section 30 of the Soil Conservation and Rivers Control Act 1941. Entered 1975. (*Discharged 21 June 1995*)

Part run 643 is now known as run 810 Long Valley Survey District (1728.0077 ha)-15.3.1983 –See Re-appellation 591599/4 (*this re-naming and correction of land area was prompted by the finding of error in a survey order affecting Run 643. The area of the renamed run was changed from 4000 acres to 4270.0.0 acres.*)

754268/4 Memorandum renewing the term of the within lease for a further period of 33 years commencing on 1.7.1988 and fixing for the first 11 years the annual rent at \$2250.00 calculated on the rental value of \$150,000.00 - 15.5.1990

Both the 77 acres proclaimed for Water Power Development and the 270 acre error in Pt Run 643 (now 810) have been adjusted for in the CT giving the correct area to be 4898.7197 ha.

No Easements or rights of way are registered.

The CT contains no registrations that need to be searched for anomalies but the detailed plan of the land taken for Water Power Development will be needed in the negotiations for the Crown Strip on Lake Roxburgh

DETAILS OF ANY NEIGHBOURING CROWN OR CONSERVATION LAND:

The full Western boundary of the Onslow run block adjoins the large DOC Red Tussock/Wetlands Reserve (1850ha) known as the “Manorburn Conservation Reserve”.

A Crown strip along the margin of Lake Roxburgh or on any streams on the property does not appear to exist. It is possible that the Lake Roxburgh and the North Branch of the Teviot are the only areas requiring marginal strips.

No other land was identified from the Otago Conservation Management Strategy Land Inventory or the Land Status Check.

FILE SEARCH:

The property records have been searched and all folios recorded by volume, folio number, date, content summary, and categorised into four general categories (Title related/Unimproved data/Conservation/Lease Administration). Hard copy of these are held on Crown files held by Knight Frank (See Attachment 2 for details).

With the exception of some folio numbering jumps (date sequences are continuous) and a very few missing folios the records are complete. Confidence is held that all important data has been searched.

The only uncompleted actions identified were related to the processing of Marginal strips for the property. Crown files held by Knight Frank contain a Drafting action sheet (Vol.3-Folio 386-4/11/86) requesting a compiled plan for Lake Roxburgh frontage only. No evidence of completion could be found on processing of this or the North Branch of the Teviot River. These possible uncompleted actions should not cause any potential liability to the Commissioner and can be incorporated, if necessary, in the Tenure Review.

GOVERNMENT APPROVED PROGRAMMES APPROVED FOR LEASE:

A Catchment Board Run Plan was carried out between 1974-94 on the lease involving cattle proofing boundary fences, erosion control fencing and some poplar planting. All obligations related to this work have expired and the registered agreement was removed from the title in 1995.

The property was not involved in the Rabbit and Land Management Programme.

There are no Government Approved Programmes that would affect tenure review.

UNCOMPLETED ACTIONS AND POTENTIAL LIABILITIES TO THE COMMISSIONER:

All CT data and Crown records match up with no anomalies.


Uncompleted actions or liabilities identified are :

- (1) The processing of the Riparian margins on Lake Roxburgh and possibly the North Branch Of the Teviot River appear to have not been completed.
- (2) The non legal status of the main homestead access track for a short distance along the boundary of Run 262F (Cairnhill Po83) should be noted and its status clarified.

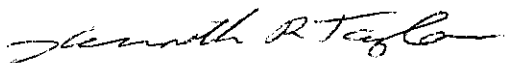
- (3) The Central Otago District Scheme Plans "Archaeological site" on the Lake will require investigation as to its importance and possible protection. As this is a general site marking with no details on any schedules in the plan it is assumed to be a mining site remnant- possibly already protected by the Historic Places Act

No major issues could be identified that would involve the commissioner in potential liability during Tenure Review on this property.

Signed for Knight Frank (NZ) Limited



Consultant 9 / 8 / 99



Manager 11 / 8 / 99

Approved/Declined

Commissioner of Crown Lands / /

RELEASED UNDER THE OFFICIAL INFORMATION ACT

Attachments

- (1) Recent title search for each tile considered
- (2) Full list of information sources considered.
- (3) Land Status Check report from qualified person.

Attachment 2

List of Information Sources Considered

- (1) Certificate of Title (386/24 Otago Registry)
- (2) Crown files for Pastoral lease Po129

Held by Knight Frank Alexandra

Volume 1 (opened 23/12/1929 Folios 1-257) Last entry 20/7/61
Volume 2 (opened 27/7/1962 Folios 258-381) Last entry 1/10/86
Volume 3 (opened 3/03/1986 Folios 382-459 Last entry 28/01/99)

LINZ Dunedin

7900/04/p1 (opened 17/6/1992 - 7 unnumbered Folios) Last entry undated

LINZ Christchurch

CPLO 4/11/12469 (opened 2/07/98 Folios 1-14) Last entry 26/5/99
5200/D14/T09 (opened 17/08/94 Folios 1-4) Last entry 12/7/96

- (3) *Cadastral Maps*
NZMS 261 G43-Roxburgh
NZMS 261 G42- Alexandra
- (4) *Topographical Maps*
NZMS 260 G43-Roxburgh
NZMS 260 G42- Alexandra
- (5) Otago Conservation Management Strategy Land Inventory Document
- (6) The Central Otago District Scheme Plans plus maps

22-6-1999

LAND & REEDES
 NEW ZEALAND
 21 AUG 1955
 NEW ZEALAND
 LAND DISTRICT

Registered in the LAND REGISTER OFFICE
 21st day of August

Entered in the Register-book, Vol. 386 fol. 21



at 10.58 o'clock
 H. Bowler
 Principal Land Registrar

Pastoral Lease of Pastoral Land under the Land Act, 1948

No. 129

This Deed, made the first day of March one thousand nine hundred and fifty-five

between HER MAJESTY THE KING (who, with his heirs and successors, is hereinafter referred to as "the Lessor"), of the one part, and HAROLD ROBERT

of the other part, is hereby made, and the Lessor doth hereby demise and lease unto the Lessee All those pieces or parcels of land containing by admeasurement 11,912 acres

See Diagram on Separate Sheet

situated in the Land District of Otago, and being Part Run 613, Long Valley Survey District, Run 2629 and 2628, Teviot Survey District, Run 2620 and 2628, Cairn Hill and Teviot Survey Districts (hereinafter referred to as "the said land"), as the same is more particularly delineated in the plan drawn hereon and therein coloured red in outline; together with the rights, easements, and appurtenances thereto belonging. TO HOLD the said premises intended to be hereby demised unto the Lessee for the term of thirty-three years, commencing on the first day of July one thousand nine hundred and fifty-five together with the period between the date of this lease and the aforesaid first day of July, 1955

Yielding and paying therefor during the said term unto the Department of Lands and Survey at the Principal Land Office for the said Land District of Otago the clear annual rent of one hundred and thirty-five pounds (£135.-.-0) 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 (£) (the receipt of which sum is hereby acknowledged) and thereafter by (£) half-yearly instalments of pounds shillings and pence (£ : :) on the 1st day of January and the 1st day of July in each year in the same manner as aforesaid.

- AND the Lessee doth hereby covenant with the Lessor as follows, that is to say:-
1. THAT the Lessee will fully and punctually pay the rent herebefore reserved at the times and in the manner herebefore named in that behalf; and also will pay and discharge all rates, taxes, assessments, and outgoings whatsoever that now are or hereafter may be levied, or payable in respect of the said land or any part or parts thereof during the said term.
 2. THAT the Lessee will within one year after the date of this lease take up his residence on the said land, and thereafter throughout the term of the lease will reside continuously on the said land.
 3. THAT the Lessee will hold and use the said land free of his own use and benefit and will not transfer, assign, sublet, mortgage, charge, or part with possession of the said land or any part thereof without the previous approval of the Land Settlement Board. Provided that such approval will not be necessary in the case of a mortgage to the Crown or to a Department of State.
 4. THAT the Lessee will at all times farm the said land diligently and in a husbandlike manner according to the rules of good husbandry and will not in any way commit waste.
 5. THAT the Lessee will throughout the term of his lease to the satisfaction of the Commissioner of Crown Lands for the Land District of Otago (hereinafter referred to as "the Commissioner") cut and trim all live fences and hedges, clear and keep clear the said land of all noxious weeds, and will comply strictly with the provisions of the Noxious Weeds Act, 1928, 1933.
 6. THAT the Lessee will keep the said land free from wild animals, rabbits, and other vermin, and generally comply with the provisions of the Rabbit Nuisance Act, 1925.
 7. THAT the Lessee will clean and clear from weeds and keep open all drains, ditches, and watercourses upon the said land, including any drains or ditches which may be constructed by the Commissioner after the commencement of the term of the lease; and will not at any time without the prior consent of the Commissioner alter the channel of any such creek or watercourse or stop or divert the water flowing therein.
 8. THAT the Lessee will at all times during the said term repair and maintain and keep in good substantial repair, order, and condition all improvements belonging to the Crown (including those specified in the Schedule hereto which are being purchased by the Lessee) now or hereafter erected on the said land, and will not, without the prior written consent of the Commissioner, pull down or remove them or any part of them.
 9. THAT the Lessee will insure all buildings belonging to the Crown (including those specified in the Schedule hereto which are being purchased by the Lessee) now or hereafter erected on the said land to their full insurable value in the name of the Commissioner in some insurance office approved by the Commissioner and will pay all premiums falling due under every such insurance policy and deposit with the Commissioner every such policy and, not later than the forenoon of the day on which any such premium becomes payable, the receipt for that premium.
 10. THAT the Lessee will not throughout the term of the lease without the prior consent of the Commissioner, which consent may be given on such terms and conditions (including the payment of royalty) as the Commissioner thinks fit, fell, sell, or remove any timber, tree, or bush growing, standing, or lying on the said land, and that he will throughout the term of the lease prevent the destruction of any such timber, tree, or bush unless the Commissioner otherwise approves:

Provided that the consent of the Commissioner as aforesaid shall not be necessary where any such timber or tree is required for any agricultural, pastoral, household, roadmaking, or building purpose on the said land nor where the timber or tree has been planted by the Lessee.
 11. THAT the Lessee shall not, except for the purpose of complying with any of the provisions of the Noxious Weeds Act, 1928, burn any tussock, scrub, fern, or grass on the said land, nor permit any tussock, scrub, fern, or grass on the said land to be burned, unless in either case he shall have obtained the prior consent in writing of the Commissioner, which consent may be given subject to such terms and conditions as the Commissioner may deem necessary.
 12. THAT officers and employees of the Department of Internal Affairs shall at all times have a right of ingress, egress, and egress 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 Department is charged with the duty of exterminating or controlling, or for the purpose of destroying any such animals:

Provided that such officers and employees in the performance of the said duties shall at all times avoid undue disturbance of the Lessee's stock.
 13. THAT the Lessee shall exercise due care in stocking the said land and shall not overstock.

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

- (a) THAT the Lessee shall have the exclusive right of pasturage over the said land, but shall have no right to the soil.
- (b) THAT the Lessee shall have no right, title, or claim whatsoever to any minerals (within the meaning of the Land Act, 1948) on or under the surface of the soil of the said land, and all such minerals are reserved to Her Majesty together with a free right of way over the said land in favour of the Commissioner or of any person authorized by him and of all persons lawfully engaged in the working, extraction, or removal of any mineral on or under the surface of the said land or any adjacent land of the Crown, subject to the payment to the Lessee of compensation for all damage done to improvements on the said land belonging to the Lessee in the working, extraction, or removal of any such minerals:

Provided that there shall be no right of way over, or right to work, extract, or remove any mineral from, any part of the said land which is for the time being under crop or used or situated within 30 yards of a yard, garden, orchard, vineyard, nursery, or plantation, or within 100 yards of any building or dwellinghouse.

Provided also that the Lessee may, with the prior consent in writing of the Commissioner, which consent may be given subject to such conditions as the Commissioner thinks fit, use any such minerals for any agricultural, pastoral, household, roadmaking, or building purpose on the said land, but not otherwise.
- (c) THAT upon the expiration by effluxion of time of the term hereby granted and thereafter, at the expiration of each succeeding term to be granted to the Lessee the outgoing Lessee shall have a right to obtain, in accordance with the provisions of section 65 (b) of the Land Act, 1948, a new lease of the land hereby demised, the rent to be determined in the manner provided by Part VIII of the said Act for a term of thirty-three years computed from the expiration of the term hereby granted and subject to the same covenants and provisions as this lease, including the present provision for the renewal thereof and all pastures and land or in relation thereto.

22-6-1999

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- (d) THAT the Lessee shall have no right of acquiring the fee-simple of the said land.
- (e) THAT the Lessee may, with the prior consent in writing of the Commissioner given subject to such conditions as the Commissioner may deem necessary,--
 - (i) Cultivate any portion of the said land for the purpose of growing winter feed for the stock depastured thereon;
 - (ii) Crop such area of the said land as is sufficient for the use of himself and family and his employees;
 - (iii) Plough and sow in grass any portion of the said land;
 - (iv) Clear any portion of the said land by felling and burning bush or scrub and sow the land so cleared in grass;
 - (v) Surface sow in grass any portion of the said land;
 Provided that the Lessee shall, at the termination of the lease, leave the whole of the area that has been ploughed or cultivated properly laid down in good permanent clovers and grasses to the satisfaction of the Commissioner.
- (f) THAT the Lessee shall exercise due care in stocking the said land and shall not overstock; and for the purpose of this clause it is hereby mutually declared and agreed between the Land Settlement Board and the Lessee that the maximum stock to be depastured on the said land during the winter months shall not, without the prior consent of the Commissioner, exceed --
 - ** For (1), (1) and (2) Section 2, Block XIII, Teviot Survey District on a basis of a count of one for a dry sheep and of one and a half for breeding ewes.
- (g) THAT if the Lessee shall leave New Zealand or abandon the said land or if he cannot be found or if he shall neglect or fail or refuse to comply with the covenants and conditions herein expressed or implied to the satisfaction of the Land Settlement Board or the Commissioner, as the case may be, or make default for not less than two months in the payment of rent, water levy, or other payments due to the Lessee then the Land Settlement Board may, subject to the provisions of section 116 of the Land Act, 1948, declare this lease to be forfeit, and that without discharging or releasing the Lessee from liability for rent due or accruing due or for any prior breach of any covenant or condition of the lease.
- (h) THAT these presents are intended to take effect as a pastoral lease under the Land Act, 1948, and the provisions of the said Act and of the regulations made thereunder applicable to such leases shall be binding in all respects upon the parties hereto in the same manner as if such provisions had been fully set out herein.

SCHEDULE
IMPROVEMENTS BELONGING TO THE CROWN AND BEING PURCHASED BY THE LESSEE

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

Signed by the said Commissioner, on behalf of the Lessor, in the presence of--
 Witness: J. E. Kennedy
 Occupation: Chief Clerk Land and Survey Department
 Address: Dunedin

J. W. Macdonald
Commissioner of Crown Lands.

Signed by the above named as Lessee, in the presence of--
 Witness: W. G. ...
 Occupation: ...
 Address: Dunedin

Harold Robert ...
Lessee.

- ** (r) THAT the Lessee shall be deemed not to have failed to use due care in stocking, or to have overstocked so long as the number of sheep depastured on the said land does not exceed 7,695 (being an increase of ten per cent on the carrying capacity on which is based the rent hereinbefore reserved), but the Commissioner may by notice in writing permit the Lessee to depasture thereon any greater number should he deem it advisable or expedient so to do. Any permission so granted shall be subject to revocation or amendment by the Commissioner at any time and particularly in the event of a transfer. Any variation consented to by the Commissioner shall not affect the rent payable hereunder.
- (1) THAT in so far as Part Run 645 is concerned roads may be taken without payment of compensation.
- (j) THAT the Lessee shall hold a one twenty-fourth share in a tenancy from the Crown over Section 2, Block XIII, Teviot Survey District, the area of which is 77 acres, more or less.

J. W. Macdonald
Commissioner of Crown Lands

Harold Robert ...
Lessee

22-6-1999

RELEASED UNDER THE OFFICIAL INFORMATION ACT

38624

Mortgage 137698 - Variation of Mortgage 286155 - 19.1.1973 at 2.50 pm
286155 - Harold McNeish to the State Advances Corporation of New Zealand.
Produced to Land Registrar at 12.13

Variation of Mortgage 286155 - 19.1.1973 at 2.50 pm
A.L.R.

Mortgage 137477 - Part Run 643 Lending - Harold McNeish to the State Advances Corporation of New Zealand.
Produced to Land Registrar at 12.16

397853 Transfer to Andrew Ritchie McNeish of Roxburgh Farmer - 19.1.1973 at 2.51pm
A.L.R.

Variation of Mortgage 137475 - Produced 27 September 1954

397854 Mortgage to Jean Helen McNeish and Gibson Black - 19.1.1973 at 4.52 pm
A.L.R.

X16210 Electricity Agreement under Section 3 of the Electricity Amendment Act 1948
Produced 23 September 1954 at 11.53 (first Run 2622, 2623, 2624, 2625)

437944 Agreement pursuant to Section 30 of the Conservation and Rivers Control Act 1941 entered at 10.50 am
A.L.R.

X16211 Electricity Agreement under Section 3 of the Electricity Amendment Act 1948
Produced 23 September 1954 at 11.53 (first Run 643 herein)

473139/1 Transfer of a 2/5 share to Kathryn Mara McNeish of Roxburgh Married Woman and Robert Cameron White of Dunedin Chartered Accountant - 14.2.1977 at 10.57am
A.L.R.

252923 Transmission to Jean Helen McNeish of Roxburgh, widow, and Joyce Gibson Black of Dunedin Company Manager, as Executors of the Estate of Robert McNeish at 2.45 pm

286155 Mortgage to the State Advances Corporation of New Zealand - 21.3.1976
Compensation Act pursuant to section of the Public Works Amendment Act 1948
27/10/45 at 2.42 pm
A.L.R.

473139/2 Variation of Mortgage 286155 - 14.2.1977 at 10.57 am
A.L.R.

303759 Proclamation proclaiming and declaring the Leasehold Estate in the part coloured Red on the plan hereon (27 Acres) to be taken for the development of Water Power (Roxburgh Power Scheme) on and after 1st August 1966. Registered 10.8.1966 at 10.31 am
A.L.R.

476437 Electricity Agreement pursuant to Section 50 of the Electricity Act 1968 - 18.4.1977 at 9.17 am
A.L.R.

303760 Gazette Notice Setting Apart the Land in Proclamation 303759 for the development of Water Power (Roxburgh Power Scheme) on and after 1st August 1966. Registered 10.8.1966 at 10.32 am
A.L.R.

518923/2 Certificate vesting Mortgages 137698, 137699 and 286155 in The Rural Banking and Finance Corporation of New Zealand - 6.7.1979 at 10.54 am
A.L.R.

303775 Proclamation proclaiming and declaring the road ditched and on the plan hereon and adjoining the said closed road to crown land set apart for the development of water power - Registered 25/13/1968 at 10.10 am
A.L.R.

518923/3 Variation of Mortgage 286155 - 6.7.1979 at 10.54 am
A.L.R.

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

Part Run 643 within is now known as Run 810 Long Valley Survey District (1726.007ha) - 15.3.1983 at 10.51 am
See Re-Appellation 591599
A.L.R.

22-6-1991

386/24

SECRET

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Commissioner's assent
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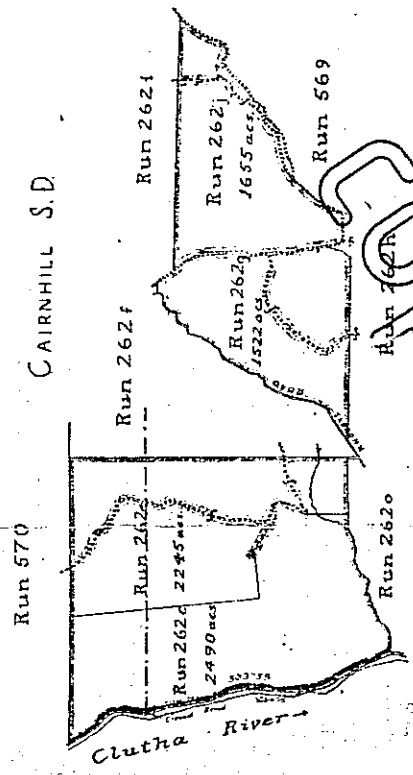
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Lessee

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AIII,



CAIRNHILL S.D.

Clutha River

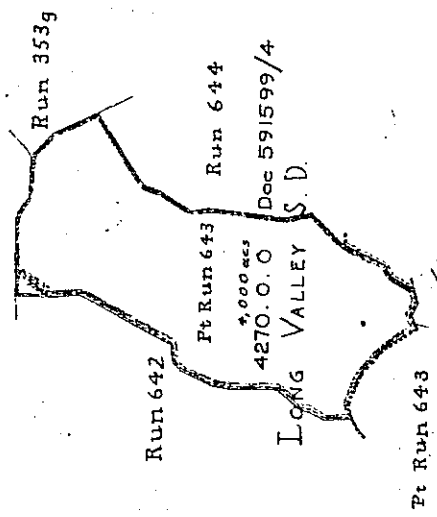
TEVIOT S.D.
EQUIVALENT METRIC
AREA 4 739 4546 ha

New Area 4898 · 7197 ha

Pt Run 643, Long Valley S.D., Runs 262g & 262j,
Teviot S.D., & Runs 262c & 262e, Cairn Hill & Teviot S.D.s


Scale: 80 Chains to an Inch

Total Area: 11,917 acres
11,835 ac. ±

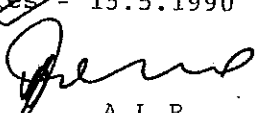


Pt Run 643

754268/4 Memorandum renewing the term of the within lease for a further period of 33 years commencing on 1.7.1988 and fixing for the first 11 years the annual rent at \$2,250.00 calculated on a rental value of \$150,000.00 - 15.5.1990 at 9.28 am



A.L.R.

754268/6 Transfer to Andrew Ritchie McNeish (as to a 1/3 share), Kathryn Mara McNeish (as to a 1/3 share) and the said Kathryn Mara McNeish and Robert Cameron White (jointly in part as to a 1/3 share all abovenamed) as tenants in common in the said shares - 15.5.1990 at 9.28 am


A.L.R.

825409Y Transfer of their 1/3 share Kathryn Mara McNeish and Robert Cameron White to Kathryn Mara McNeish abovenamed and Douglas James Harvie of Dunedin Chartered Accountant - 10.3.1993 at 9.49am


A.L.R.

~~834533 Mining Permit pursuant to The Crown Minerals Act 1991 over part hereina in favour of Mount Cook Group Limited for a term of 28 years commencing on 8.7.1993 - 20.7.1993 at 11.03am~~
See 9B/441
Entered in Error 

A.L.R.

754268/4 Memorandum renewing the term of the within lease for a further period of 13 years commencing on 1.7.1988 and fixing for the first 11 years the annual rent at \$2,250.00 calculated on a rental value of \$150,000.00 - 15.5.1990 at 9.28am

A.L.R.
754268/6 Transfer to Andrew Ritchie McNeish (as to a 1/8 share), Kathryn Mara McNeish (as to a 1/8 share) and the said Kathryn Mara McNeish and Robert Cameron White (jointly interest as to a 1/8 share) all abovenamed as tenants in common in the said shares - 15.5.1990 at 9.28am

A.L.R.

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