

## **Crown Pastoral Land Tenure Review**

**Lease name : AIRIES**

**Lease number : PT 090**

### **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.

**December 05**

**DUE DILIGENCE REPORT  
CPL PRE TENURE REVIEW ASSESSMENT STANDARD 6:**

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**File Ref:** CON 50272/09/12707/A-ZNO      **Report No:** QVV 227      **Report Date:** 13/03/2002  
**Office of Agent:** CHRISTCHURCH      **LINZ Case No:** 02/      **Date sent to LINZ:** 15/03/01

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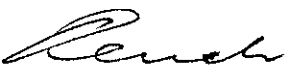
**RECOMMENDATIONS**

1. That the Commissioner of Crown Lands or his delegate **note** this Due Diligence Report which has been prepared in accordance with the Pre Tenure Review Assessment Standard;
2. That the Commissioner of Crown Lands or his delegate **note** that there are no incomplete actions.
3. That the Commissioner of Crown Lands or his delegate **note** that no potential liabilities have been identified as a result of the file search.
4. That the Commissioner or his delegate **note** that:
  - a) Transfers of the resultant interests to Family Trusts have been declined by the Commissioner (Case No's 2002/ 91 and 92 of 18 September 2001) and are subject to rehearings, (with a fixture still to be determined).
  - b) The notified assignment of the A.L Munro Trust's interest in the lease to Grant Andrew Munro pursuant to Section 91A of the Land Act 1948 (acknowledged by the Commissioner by Case no 2002/90 on 19 September 2001) has not yet been registered against the lease.

**Signed by Sub – Contractor:**

  
\_\_\_\_\_  
Name: D. McGregor  
McGregor Property Services Limited  
Accredited Agent

**Signed by Contractor**

  
\_\_\_\_\_  
Name: B. Dench  
Team Leader for Tenure Review  
Quotable Value (Valuations)

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

\_\_\_\_\_  
Name:  
Date of Decision:     /     /

**1. Details of Lease:**

**Lease Name:** Airies.

**Location:** Situated on State Highway 8 approximately 18 kilometres north-west of Fairlie.

**Lessee:** Christopher Reginald JOYCE, Lucy Lillian MUNRO and William Herbert Bruce MITCHELL as Trustees for the A.L. MUNRO TRUST (as to a one half share) Alastair Leonard MUNRO (as to a one quarter share) and Lucy Lillian MUNRO (as to a one quarter share).

**Tenure:** Pastoral Lease of pastoral land under Section 66 and registered under Section 83 of the Land Act 1948 as varied by Memorandum of Renewal No. A 133331.1.

**Term:** 33 years from 1 July 1995 (expires 30 June 2028).

**Annual Rent:** \$2250.00.

**Rental Value:** \$150,000.

**Date of Next Review:** 30 June 2006.

**Land Registry Folio Ref:** C.L. CB529/234 (Canterbury Registry).

**Legal Description:** Run 295, situated in Blocks IV VIII and XII, Burke and I, V and IX, Tengawai Survey Districts.

**Area:** 1655.9736 hectares.

**2. File Search**

**Files held by Knight Frank (NZ) Ltd on behalf of LINZ:**

File Reference	Volume	First Folio Number	Date	Last Folio Number	Date
<i>Pt 090-SCH-01</i>	<i>1</i>	<i>1</i>	<i>April 1954</i>	<i>368</i>	<i>May 1981</i>
<i>Pt 090-SCH-02</i>	<i>2</i>	<i>369</i>	<i>25 May 1981</i>	<i>-</i>	<i>21/06/1996</i>
<i>Pt 090-SCH-03</i>	<i>3</i>	<i>-</i>	<i>22/06/1996</i>	<i>-</i>	<i>30/06/2000</i>
<i>Pt 090-SCH-04</i>	<i>4</i>	<i>-</i>	<i>08/11/1922</i>	<i>-</i>	<i>04/08/1988</i>
<i>Pt 090A (Plans only)</i>	<i>-</i>	<i>-</i>	<i>01/01/1980</i>	<i>-</i>	<i>Current</i>
<i>CON/50213/09/12707/A-ZNO</i>	<i>1</i>	<i>-</i>	<i>01/07/2000</i>	<i>-</i>	<i>Current</i>

**Files held by Q.V. Valuations on behalf of LINZ:**

File Reference: CON/50272/09/12707/A-ZNO-01  
 Volume: 1  
 First folio: 1  
 Date: August 2001.  
 Last folio note: -  
 Date: Current

**3. Summary of Lease document:** (Copy of CL CB529/234 attached as *Appendix 1*).

**3.1 Terms of Lease**

A 33 year term from 1 July 1995 at the Annual rental of \$2250 based on the Rental Value of \$150,000.

*Stock limitation in Lease:*

1815 sheep (including not more than 1375 breeding ewes) and 25 breeding cows.

*Commencement Date:*

Original lease issued on 1 July 1962 to Hugh Alexander Munro. The lease was transferred to the current owners by Transfer 537539.1 on 26 March 1985. The lease was renewed for a further term of 33 years from 1 July 1995 by Memorandum of Renewal of Lease No. A133331.1 at the Annual rental of \$2250 based on the Rental value of \$150,000.

*Other Provisions:*

Nil.

**3.2 Area adjustments**

There have been no area adjustments to the lease since issue.

**3.3 Registered Interests**

*Land Improvement Agreements*

835178 *Land Improvement Agreement under the Soil Conservation and Rivers Control Act 1941* registered on 28 June 1971 and *Variation* registered 28 August 1980.

233554.1 *Land Improvement Agreement pursuant to Section 30A of the Soil Conservation and Rivers Control Act 1941* registered on 5 July 1979. This further varied *Land Improvement Agreement* 835178.

*Mortgages*

869579            Statutory Land Charge pursuant to Section 6 of the Rural Housing Act 1939 registered on 6 June 1972 (now administered by the National Bank of New Zealand Limited)

976847.6        to Wrightson Farmers Finance Limited registered 4 February 1992.

**3.4 Unregistered Interests**

*Unregistered Mortgages / debts*

None known.

**4. Summarise any Government programmes approved for the lease:**

A Land Improvement Agreement (LIA) registered as Document 835178 secured a SWCP executed on 9 June 1971 between the lessee and the South Canterbury Catchment Board. The works involved conservation, internal and boundary cattle-proof fencing; windbreak establishment and firebreak access tracking. This Agreement was varied by the addition of an additional Clause on 17 July 1980.

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A further Land Improvement Agreement varying the above Agreement (by the inclusion of an additional clause) was registered as Document 233554.1 on 5 July 1979.

The property is not part of any Rabbit and Land Management Plan.

**5. Summary of Land Status Report:**

A Land Status Report undertaken by McGregor Property Services Limited for and on behalf of Q V Valuations on 18 February 2002, confirms the status of the land as Crown Land, leased pursuant to Section 66 of the Land Act 1948, and registered under Section 83 of the same Act.

The land is subject to the registered interests included in *Clause 3.3* above and Part IVA of the Conservation Act 1987 upon disposition.

The minerals remain with the Crown as the land has never been alienated since its acquisition from the original Maori owners under the Kemp Purchase.

The report notes that CL CB529/234 contains a notation that the lease is subject to Section 58 of the Land Act 1948 applying in respect of all rivers and streams in excess of three metres in width. However such strips are 'notional' only pending disposition of the land.

A copy of the Land Status Report is attached as *Schedule A*

**6. Review of Topographical and Cadastral data:**

Both maps attached to the Land Status Report show there are no known transmission or local power lines, telecommunication or other hilltop installations, airstrips, dams, water races, huts or historical features on the property.

**6.1 Legal Roads – formed and paper**

The Land Status Report indicates that the original plans denoted the roads abutting the property are legal by Section 110A of the Public Works Act 1928.

**6.2 Fenced Boundaries v Legal Boundaries (peripheral):**

There are no apparent discrepancies between the fenced and legal boundaries.

**7. Details of any neighbouring Crown or Conservation land:**

North-Western Boundary            Part Bed of the Opihi River adjoining Run 295  
(Stewardship land held by DoC pursuant to  
Section 62 of the Conservation Act 1987).

Eastern Boundary                    Part Run 322 (Three Springs Pastoral lease).

**8. Summarise any uncompleted actions or potential liabilities:**

There are no incomplete actions or potential liabilities on this lease

**Schedule A – Land Status Report.**

**APPENDICES**

**1. Copy of Lease Document.**

**Q.V. VALUATIONS  
CHRISTCHURCH OFFICE**

**APPENDIX A1**

Project No: QVV: 226

This report has been prepared on the instruction of Land information New Zealand in terms of Contract No. 50272 (as yet undated) and is undertaken for the purposes of the Crown Pastoral Land Act 1998.

<b>LAND STATUS REPORT for Airies Tenure Review</b>	LIPS Ref: 12707
Property 1 of 2	

<b>Land District</b>	Canterbury.
<b>Legal Description</b>	Run 295, situated in Blocks IV, VIII and XII, Burke and I,V and IX, Tengawai Survey Districts.
<b>Area</b>	1655.9736 hectares.
<b>Status</b>	Crown land subject to the Land Act 1948.
<b>Instrument of title / lease</b>	Pastoral Lease CL CB529/234 pursuant to Section 66 and registered under Section 83 of the Land Act 1948 as varied by Memorandum of Renewal No. A133331.1.
<b>Encumbrances</b>	Subject to:  1) Part IVA of the Conservation Act 1987, upon disposition.  2) 835178 Land Improvement Agreement under the Soil Conservation and Rivers Control Act 1941 and subsequent variation.  3) 233554.1 Land Improvement Agreement pursuant to Section 30A of the Soil Conservation and Rivers Control Act 1941.
<b>Mineral Ownership</b>	The 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 Deed of Purchase.
<b>Statute</b>	Land Act 1948 and Crown Pastoral Land Act 1998.

<b>Data Correct as at</b>	18 February 2002.
<b>[Certification Attached]</b>	Yes

<b>Prepared by Crown Accredited Supplier</b>	Don McGregor, McGregor Property Services Limited, Christchurch for and on behalf of Q.V. Valuations.
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<b>NOTES: This information does not affect the status of the land but was identified as possible requiring further investigation at the due diligence stage: See Crown Pastoral Standard 6</b>	CL CB529/234 contains a notation that the lease is subject to Section 58 of the Land Act 1948 applying in respect of all rivers and streams in excess of 3 metres in width. However such strips are 'notional' only pending disposition of the land.
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<b>LAND STATUS REPORT for Airies Tenure Review</b>	LIPS Ref: 12707
Property 1 of 2	

Research Data: Some Items may not be applicable

SDI Print Obtained	Yes.
NZMS 261 Ref	I 37/38.
Local Authority	Mackenzie District Council.
Crown Acquisition Map	Kemp Deed of Purchase.
SO Plans	<p><b>SO 3173</b> - Plan of Sections 36458 and 36459, Burke and Tengawai Districts (Approved 23 April 1895).</p> <p><b>SO 3174</b> - Plan of Sections 36460 and 36461 and 36464, Burke and Tengawai Districts (Approved 23 April 1895).</p> <p><b>SO 's 17106 and 17107</b> – DOC Land Allocation plans.</p>
Gazette Notices	Not applicable.
Lease Ref	Pastoral Lease CL CB529/234 pursuant to Section 66 and registered under Section 83 of the Land Act 1948 as varied by Memorandum of Renewal A 133331.1.
Legalisation Cards	Searched. Not applicable.
CLR	Confirms Pastoral Lease tenure.
Allocation Maps (if applicable)	<p>Searched. No DoC or SOE Allocations are within the periphery of the lease. DOC Allocations I.37-8 (SO 17106) and I.38-1 (SO 17107) are adjoining.</p> <p>Extracts of Allocation Maps attached.</p>
VNZ Ref – if known	VR 25300/1300.
Crown Grant Maps	Not applicable.
<p><b>Subject Land Marginal Strip:</b></p> <p><b>a) Type [Sec 24(9) or Sec 58]</b></p> <p><b>b) Date Created</b></p> <p><b>c) Plan Reference</b></p>	<p>a) Refer to Notes above.</p> <p>b) Not applicable.</p> <p>c) Not applicable</p>

<b>LAND STATUS REPORT for Airies Tenure Review</b>	LIPS Ref 12707
<b>Property 1 of 2</b>	

If Crown land – Check Irrigation Maps	Searched – Not applicable.
Mining Maps	Searched – Not applicable.
<b>If Road</b> a) Is it created on a Block Plan – Section 43(1)(d) Transit NZ 1989  b) By Proclamation  c) Gazette Ref:	a) SO's Plan 3173 and 3174 laid off roads – legal by Section 110A of the Public Works Act 1928.  b) Not applicable.  a) Not Applicable.
<b>Other relevant information</b> a) Concessions – Advice from DOC or Knight Frank.  b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998  c) Mineral Ownership  d) Other Info	a) No current DOC concessions exist within the lease boundaries. The only DOC interests are in the Marginal Strips existing and those yet to be defined.  No interests are administered by Knight Frank Limited.  b) Part 9 of the Ngai Tahu Claims Settlement Act 1998.  c) 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 Deed of Purchase.  d) Not applicable.

**Q.V. VALUATIONS  
CHRISTCHURCH OFFICE**

**APPENDIX B**

**Project Number : QVV 226**

This report has been prepared on the instruction of Land Information New Zealand in terms of **Contract No : 50272 (as yet undated)** and is undertaken for the purposes of the Crown Pastoral Land Act 1998.

<b>LAND STATUS REPORT for Airies Tenure Review</b>				LIPS Ref: 12707
<b>Property</b>	1	of	1	

<b>Land District</b>	Canterbury
<b>Legal Description</b>	Rum 295, situated in Blocks IV, VIII and XII, Burke and I, V and IX, Tengawai Survey Districts.
<b>Area</b>	1655.9736 hectares.
<b>Status</b>	Crown land subject to the Land Act 1948.
<b>Instrument of lease</b>	Pastoral Lease CL CB529/234 pursuant to Section 66 and registered under Section 83 of the Land Act 1948 as varied by Memorandum of Renewal No. A133331.1.
<b>Encumbrances</b>	Subject to: 1) Part IVA of the Conservation Act 1987, upon disposition. 2) 835178 Land Improvement Agreement under the Soil Conservation and Rivers Control Act 1941 and subsequent Variation. 3) 233554.1 Land Improvement Agreement pursuant to Section 30A of the Soil Conservation and Rivers Control Act 1941.
<b>Statute</b>	Land Act 1948 and Crown Pastoral Land Act 1998.

<b>Is a Correct as at</b>	9 January 2002.
<b>[Certification Attached]</b>	Yes

<b>Prepared by</b>	Don McGregor
<b>Crown Accredited Supplier</b>	McGregor Property Services Limited, Christchurch for and on behalf of Q.V. Valuations

**Certification:**

Pursuant to section 11(1)(f) 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 subject to the Land Act 1948.

*R. Moulton*

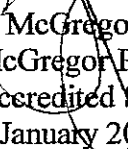
Date: 17/1/2002

R Moulton, Chief Surveyor  
Land Information New Zealand, Christchurch

**CERTIFICATION**

**Report to the Chief Surveyor, Christchurch, for certification of Status Investigation for the AIRIES Pastoral Lease Tenure Review.**

1. I, Donald McGregor of McGregor Property Services Limited, acting for and on behalf of Opus International Consultants Limited, certify that the status report enclosed for certification is in order for signature.
2. In giving this certification I, Donald McGregor of McGregor Property Services Limited, acting for and on behalf of Q.V. Valuations, undertake that the status report has been completed in compliance with all relevant policy instructions and in particular, OSG Standard 1999/05 and the Regulatory Chiefs' Land Status Investigations Guidelines 1999/01.



D McGregor  
McGregor Property Services Limited  
Accredited Supplier  
9 January 2002

**PROPERTY 2 of 2**

**Appendix A – Land Status Report**

**Q V VALUATIONS  
CHRISTCHURCH OFFICE**

**APPENDIX A2**

Project Number QVV 226

This report has been prepared on the instruction of Land information New Zealand in terms of Contract No. 50272 (as yet undated) and is undertaken for the purposes of the Crown Pastoral Land Act 1998.

<b>LAND STATUS REPORT for Airies Tenure Review</b> (Freehold land)	LIPS Ref: Not Applicable
Property 2 of 2	

<b>Land District</b>	Canterbury.
<b>Legal Description</b>	Rural Sections 32449 and 32450, situated in Blocks VIII and XII, Burke Survey District.
<b>Area</b>	26.2236 hectares.
<b>Status</b>	Freehold land held by Alastair Leonard MUNRO (as to a 1/4 share), Christopher Reginald JOYCE, Lucy Lillian MUNRO and William Herbert Bruce MITCHELL (as to a 1/2 share) and Lucy Lillian MUNRO (as to a 1/4 share)..
<b>Instrument of title</b>	CT CB5A/728.
<b>Encumbrances</b>	1) 835178 Land Improvement Agreement under the Soil Conservation and Rivers Control Act 1941 and subsequent variation. 2) 233554.1 Land Improvement Agreement pursuant to Section 30A of the Soil Conservation and Rivers Control Act 1941.
<b>Mineral Ownership</b>	The Mines and Minerals are owned by the freehold owner.
<b>Statute</b>	Not applicable.

<b>Data Correct as at</b>	18 February 2002
<b>[Certification Attached]</b>	Yes



<b>Prepared by</b> <b>Crown Accredited Supplier</b>	Don McGregor, McGregor Property Services Limited, Christchurch For and on behalf of QV Valuations
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<b>NOTES: This information does not affect the status of the land but was identified as possible requiring further investigation at the due diligence stage: See Crown Pastoral Standard 6</b>	Not applicable.
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<b>LAND STATUS REPORT for Airies Tenure Review (Freehold land)</b>	LIPS Ref Not Applicable
<b>Property 2 of 2</b>	

**Research Data:** Some Items may not be applicable

SDI Print Obtained	Yes.
NZMS 261 Ref	I.38.
Local Authority	Mackenzie District Council.
Crown Acquisition Map	Not applicable.
SO Plan	<b>SO 3823</b> – Plan of Application for RS's 32449, 32450 and 34132 (Approved October 1880).
Relevant Gazette Notices	Not applicable.
CT Ref	CT CB5A/728.
Legalisation Cards	Not applicable.
CLR	Not Crown land.
Allocation Maps (if applicable)	Not applicable.
VNZ Ref – if known	Not known.
Crown Grant Maps	S.O. 3823.
<b>If Subject Land Marginal Strip:</b> <b>a) Type [Sec 24(9) or Sec 58]</b>  <b>b) Date Created</b>  <b>c) Plan Reference</b>	a) Not applicable.  b) Not applicable.  c) Not applicable.

<b>LAND STATUS REPORT for Airies Tenure Review (Freehold land)</b>	LIPS Ref Not Applicable
Property 2 of 2	

If Crown land – Check Irrigation Maps	Not Applicable.
Mining Maps	Not Applicable.
<b>If Road</b> <b>a) Is it created on a Block Plan – Section 43(1)(d) Transit NZ 1989</b>  <b>b) By Proc</b>	a) <b>SO Plan 3823</b> laid off Crown Grant roads.  b) Proc Plan Not applicable.  c) Gazette Ref Not applicable.
<b>Other relevant information</b> a) Concessions – Advice from DOC or Knight Frank.  b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998  c) Mineral Ownership  d) Other Info	a) Not applicable.  b) Not applicable.  c) Remains with CT CB5A/728.  d) Not applicable.

**APPENDIX 1**



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



**Historical Search Copy**

*R. W. Muir*  
Registrar-General  
of Land

**Identifier** CB529/234  
**Land Registration District** Canterbury  
**Date Registered** 04 August 1963 01:48 pm

**Prior References**  
CB465/73

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<b>Type</b>	Lease under s83 Land Act 1948 - 1/2 share		
<b>Area</b>	1655.9736 hectares more or less	<b>Term</b>	Thirty three years commencing on the first day of July 1962 and extended for 33 years commencing on 1.1.1995

**Legal Description** Run 295

**Original Proprietors**

Christopher Reginald Joyce, Lucy Lilian Munro and William Herbert Bruce Mitchell as to a 1/2 share  
Alastair Leonard Munro as to a 1/4 share  
Lucy Lilian Munro as to a 1/4 share

**Interests**

Subject to the provisions of Section 58 Land Act 1948  
835178 Land Improvement Agreement under the Soil Conservation and Rivers Control Act 1941 - 28.6.1971 at 9.30 am and varied 28.8.1980 at 9.02 am  
869579 Statutory Land Charge pursuant to Section 6 Rural Housing Act 1939 - 6.6.1972 at 11.45 am  
233554.1 Land Improvement Agreement pursuant to Section 30A Soil Conservation and Rivers Control Act 1941 - 5.7.1979 at 9.34 am  
976847.6 Mortgage to Wrightson Farmers Finance Limited - 4.2.1992 at 11.56 am  
A133331.1 Variation of the within lease and extension of the term for 33 years commencing on 1.1.1995 - 8.9.1994 at 11.55 am



130

529/234

OK to sign  
under Settlement  
new title deed  
John [unclear]

- (4) THAT the Lessee shall have no right of acquiring the fee-simple of the said land.
  - (4) 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 food 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 back 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, on the termination of the lease, leave the whole of the area that has been ploughed or cultivated properly laid down in good permanent clover and grass to the satisfaction of the Commissioner.
- (4) 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 number of stock to be depastured on the said land during the winter months shall not, without the prior consent of the Commissioner, exceed a sheep or a head of cattle or a pig or a cow for a dry sheep and of one and a half for breeding ewes.
- (4) 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 186 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.
- (4) 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.

18/16

...Becoming to the Crown and Being Purchased by the Lessee.

In witness whereof the Commissioner of Crown Lands for the Land-District of ... 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: [Signature]  
Occupation: Clerk, Lands & Survey Dept.  
Address: [Address]

Signed by the above named Lessee, in the presence of...

Witness: [Signature]  
Occupation: [Occupation]  
Address: [Address]

[Signature]  
Commissioner of Crown Lands

H. U. [Signature]  
Lessee

13. That without derogating from or restricting the covenants contained in Clause four hereof and on the part of the Lessee to be performed or complied with the Lessee will not at any time during the said term of lease on the land here then 1915 sheep which shall include not more than 1575 breeding ewes nor more than 25 breeding cows...

Subject to Section 58 of the Land Act 1948

Mortgage 503593 to The Mutual Life and Citizens Assurance Company Limited - 25.8.1954 at 11.53a.m. as varied by two Memoranda of Variation registered subsequently.

Mortgage 507610 to The Mutual Life and Citizens Assurance Company Limited - 27.6.1954 at 11.55 a.m.

No. 655736 Evidence that the correct name of the Lessee is Hugh Alexander Mann - Entered 23/1/1965 at 2:26 pm

Mortgage 655737 to The Mutual Life and Citizens Assurance Company Limited - 23/1/1965 at 2:26 pm

Transfer 786287 of a Share to Alastair Leonard Murray of Burkes Pass Farming - 27/1/1970 at 10 am

LAND & DEEDS
File No. 655937
Doc. CCL
14 AUG 1963
Time 1.48 pm
Fee 1.50
Abstract No. 4691

Variation of Mortgage 655937 22.10.1970 at 2:30 pm

Mortgage 824303 to The Advances Corporation 8.3.1971 at 11.5am  
No 835778 Land Improvement Agreement under the Soil Conservation and Rivers Control Act 1941 - 28.6.1971 at 9:30am

No 869579 Statutory Land Change under the Rural Housing Act 1939 - 6.6.1972 at 11.45 pm

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.

Mortgage 17637/5 to The Rural Banking and Finance Corporation of New Zealand - 28.11.1974 at 9:43 am  
Mortgage 17637/4 to The Canterbury Farmers Co-operative Association Limited - 28.11.1974 at 9:43 am

Mortgage 95687/3 to The South British Life Assurance Company Limited 31.8.1976 at 9.54 am.

DISCHARGED 04 FEB 1982

No. 95687/4 Memorandum of Priority making Mortgage 95687/3 first mortgage and Mortgage 824303 second mortgage 31.8.1976 at 9.54 am.

Variation of Mortgage 95687/4 - 31.8.1976 at 9.55 am.

No. 95687/4 Memorandum of Priority making Mortgage 95687/3 first mortgage, Mortgage 824303 second mortgage, Improvement Agreement 835178 third charge, charge 869579 fourth charge and Mortgage 17637/5 fifth mortgage 31.8.1976 at 9.54 a.m.

Variation of Mortgage 17637/5 - 31.8.1976 at 9.54 am.

No. 155537/1 Memorandum of Priority making mortgage 95687/3 first mortgage, mortgage 824303 second mortgage, No. 835178 as third charge, No. 869579 as fourth charge, and No. 17637/5 as fifth charge - 14.11.1977 at 10.12 am.

No 233554/1 Land Improvement Agreement under Section 30A of the Soil Conservation and River Control Act 1941 - 5.7.1979 at 9.34 am.

Transfer 269073/1, to Christopher Reginald Joyce, of Timaru, Chartered Accountant, Lucy Lilian Munro of Burkes Pass, Married Woman and William Herbert Bruce Mitchell of Timaru, Manager - 3-4-1980 at 10.27a.m.

Variation of Mortgage 95687/3 - 3-4-1980 at 10.28a.m.

Variation of Mortgage 824303 - 3-4-1980 at 10.28a.m.

No. 289539/1 Land Improvement Agreement under Section 30 Soil Conservation and Rivers Control Act 1941 - 28.8.1980 at 9.02 am.

Variation of Land Improvement Agreement 835178 - 28.8.1980 at 9.02 am.

Variation of Mortgage 824303 - 26-9-1980 at 10.10a.m.

Mortgage 343241/1 to The Royal Banking and Finance Corporation - 26.9.1980 at 10.10a.m.

Variation of Mortgage 824303 - 6-7-1982 at 9.40a.m.

Variation of Mortgage 824303 - 7.8.1984 at 9.34 a.m.

Transfer 537539/1 of a one-half share to Alastair Leonard Munro, Farmer and Lucy Lilian Munro, Married Woman, both of Burkes Pass, ENTERED IN ERROR as tenants in common in equal shares - 26.3.1985 at 9.34a.m.

Transfer 537539/1 of the one-half share of Alastair Leonard Munro to Alastair Leonard Munro, Farmer and Lucy Lilian Munro, Married Woman, both of Burkes Pass, as tenants in common in equal shares - 26.3.1985 at 9.34a.m.

Mortgage 761141/1 to The Royal Banking and Finance Corporation - 30.8.1988 at 9.56am

The above discharge of mortgage 343241/1 has not been endorsed on the outstanding copy of mortgage 343241/1 production having been dispensed with in terms of Section 111 Land Transfer Act 1952

Mortgage 976847/6 to Wrightson Farmers Finance Limited - 4.2.1992 at 11.56am

No. A133331/1 variation of the within lease and extension of the term for 33 years commencing on 1.1.1995 - 8.9.1994 at 11.55am

DISCHARGED 04 FEB 1982

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