

Crown Pastoral Land Tenure Review

Lease name : AWAPIRI STATION

Lease number : PM 016

Due Diligence Report (including Status Report) - Part 4

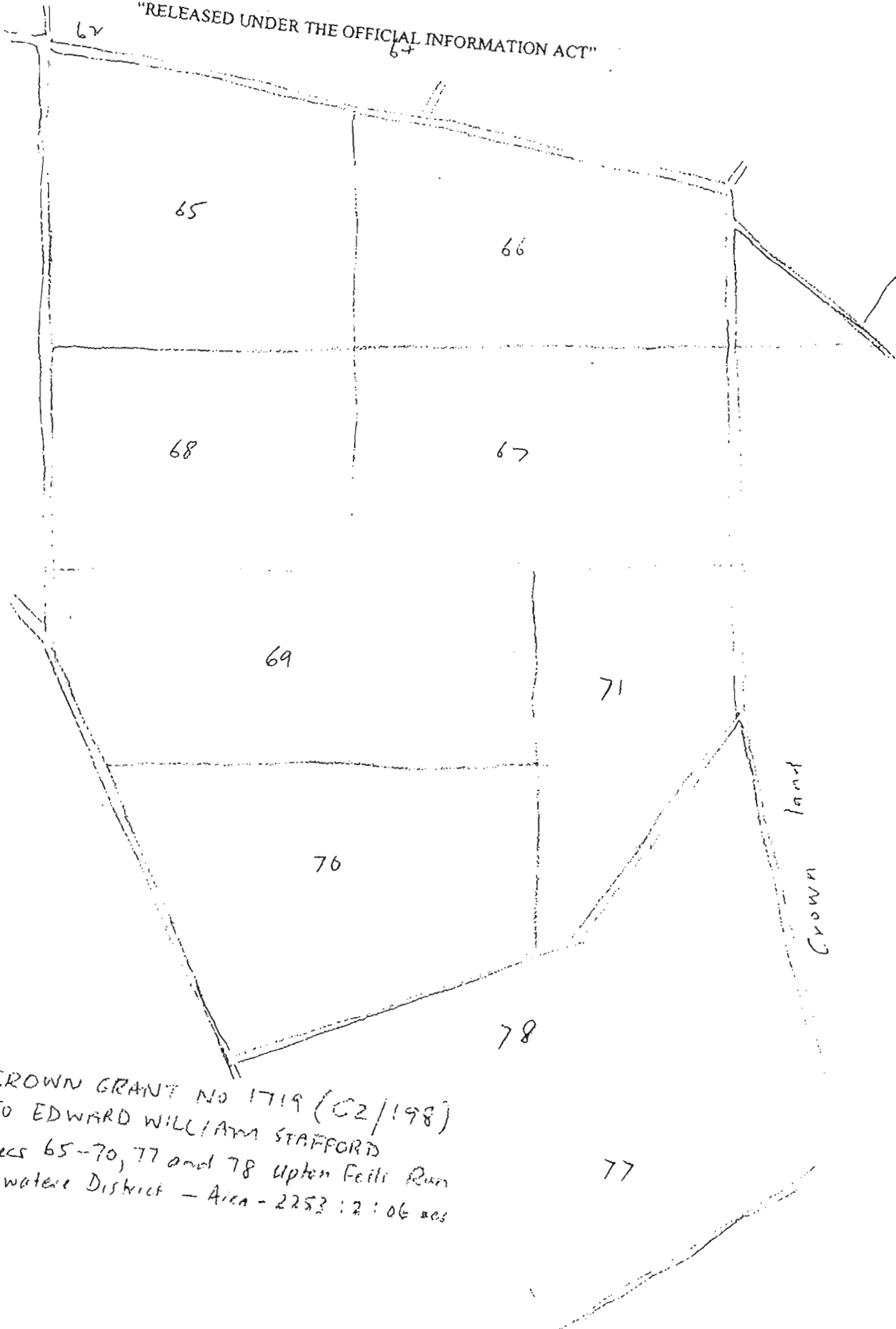
This report and attachments results from a pre-Tenure Review assessment of the pastoral lease for the purpose of confirming land available for Tenure Review and any issues, rights or obligations attaching to it. The information is gathered from files and other sources available to the LINZ contractor.

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.

April 09

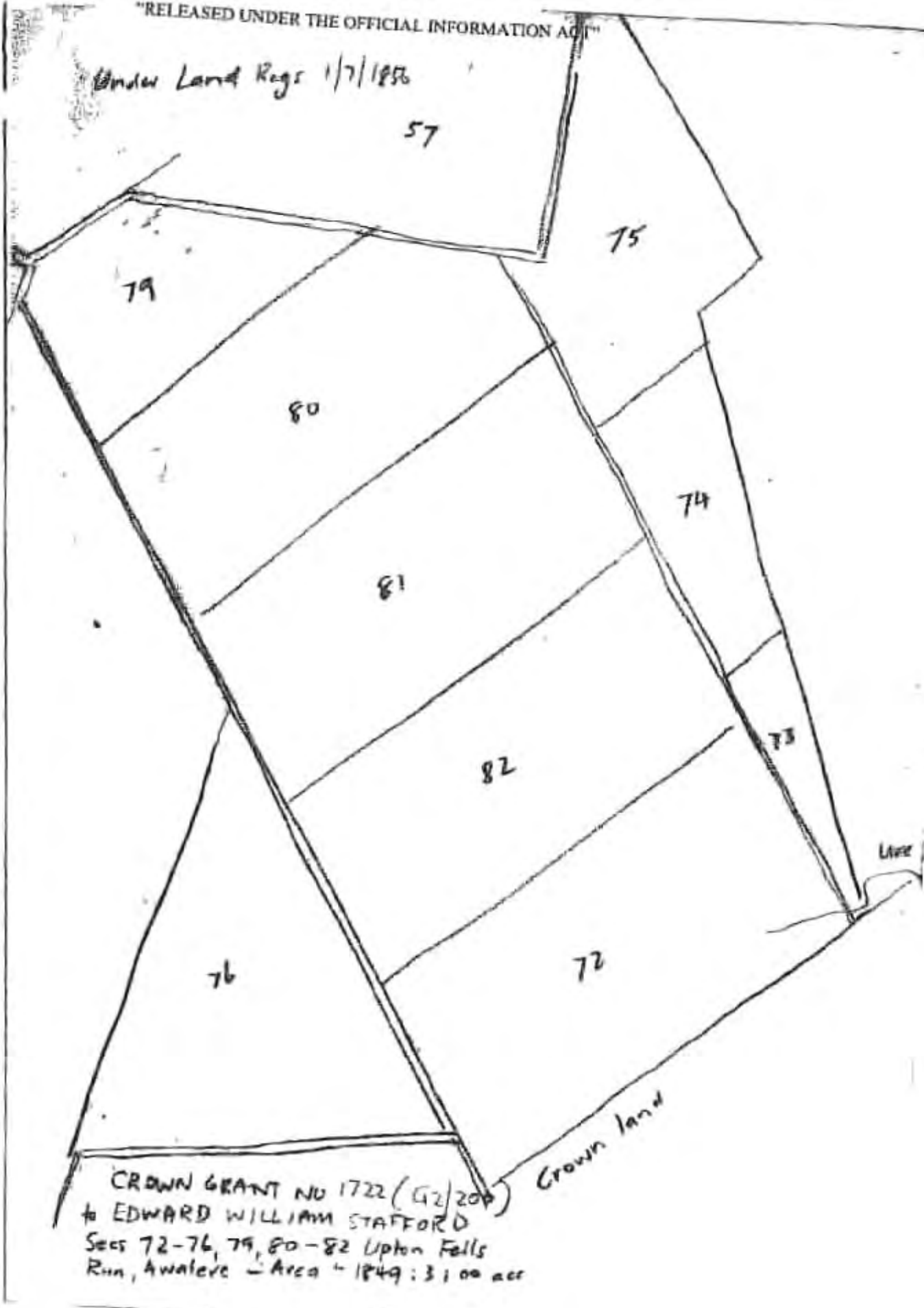
"RELEASED UNDER THE OFFICIAL INFORMATION ACT"



GROWN GRANT NO 1719 (C2/198)
TO EDWARD WILLIAM STAFFORD
SECS 65-70, 77 and 78 Upten Falls River
Awatere District - Area - 2253 : 2 : 06 aca

77

Under Land Regs 1/7/1856



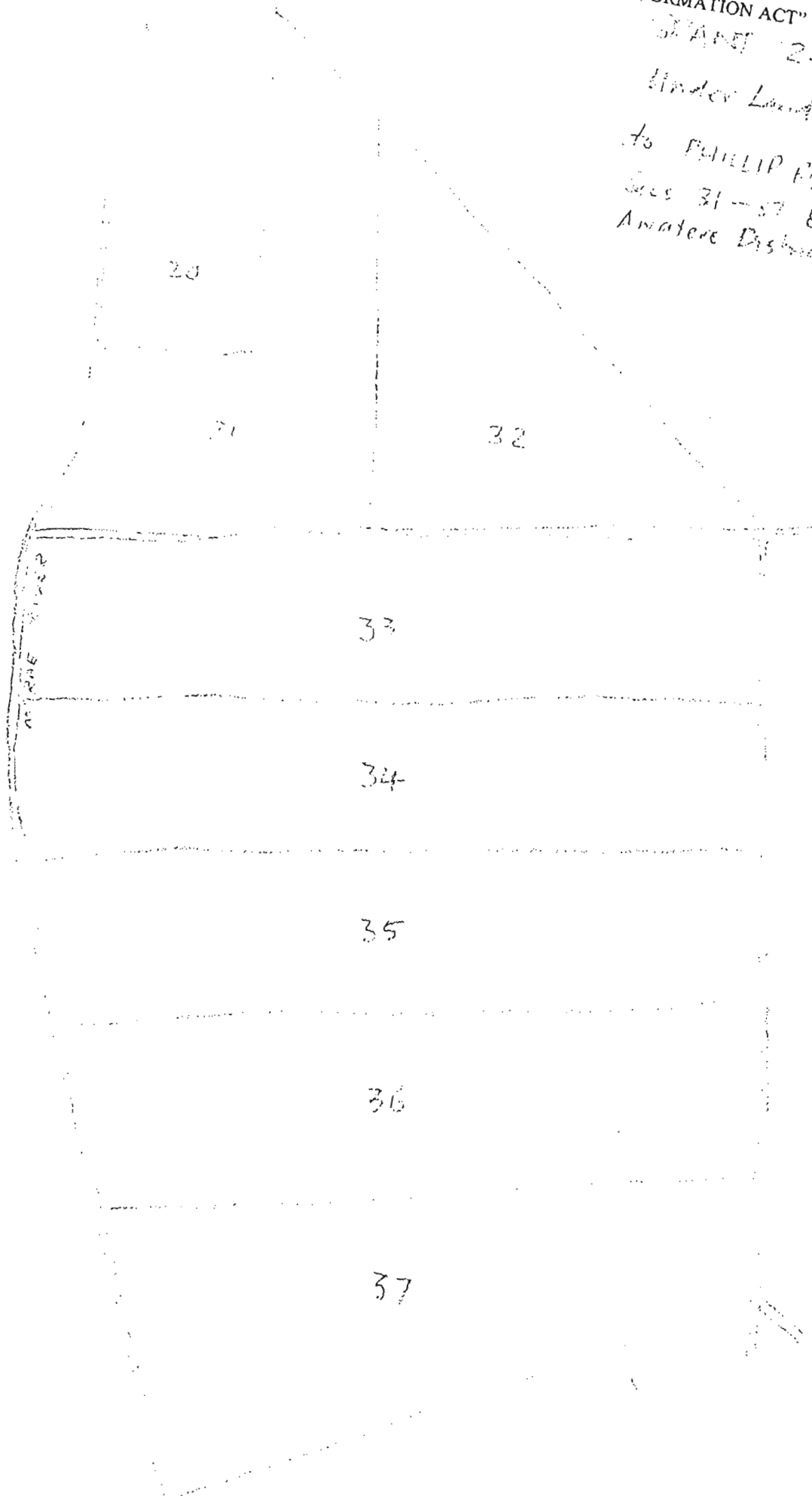
CROWN GRANT NO 1722 (G2/200)
 to EDWARD WILLIAM STAFFORD
 Secs 72-76, 79, 80-82 Upton Falls
 Run, Awatere - Area - 1849: 31.00 ac

"RELEASED UNDER THE OFFICIAL INFORMATION ACT"

PLANET 2413 (56 30/26)

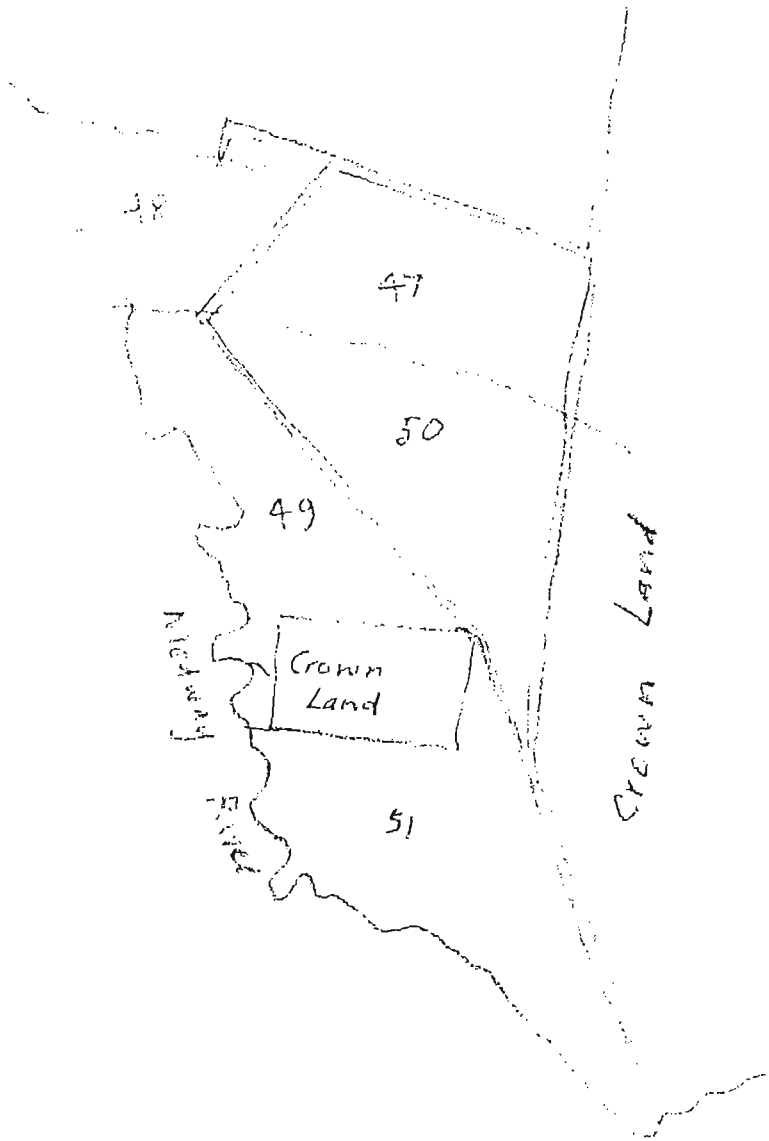
Under Land Regs 1/7/1856

to PHILIP PODEZ
Secs 31-37 Braces of Sutherland &
Analore District - 1868/1/12



GRANT. No 1718 (G3/34)

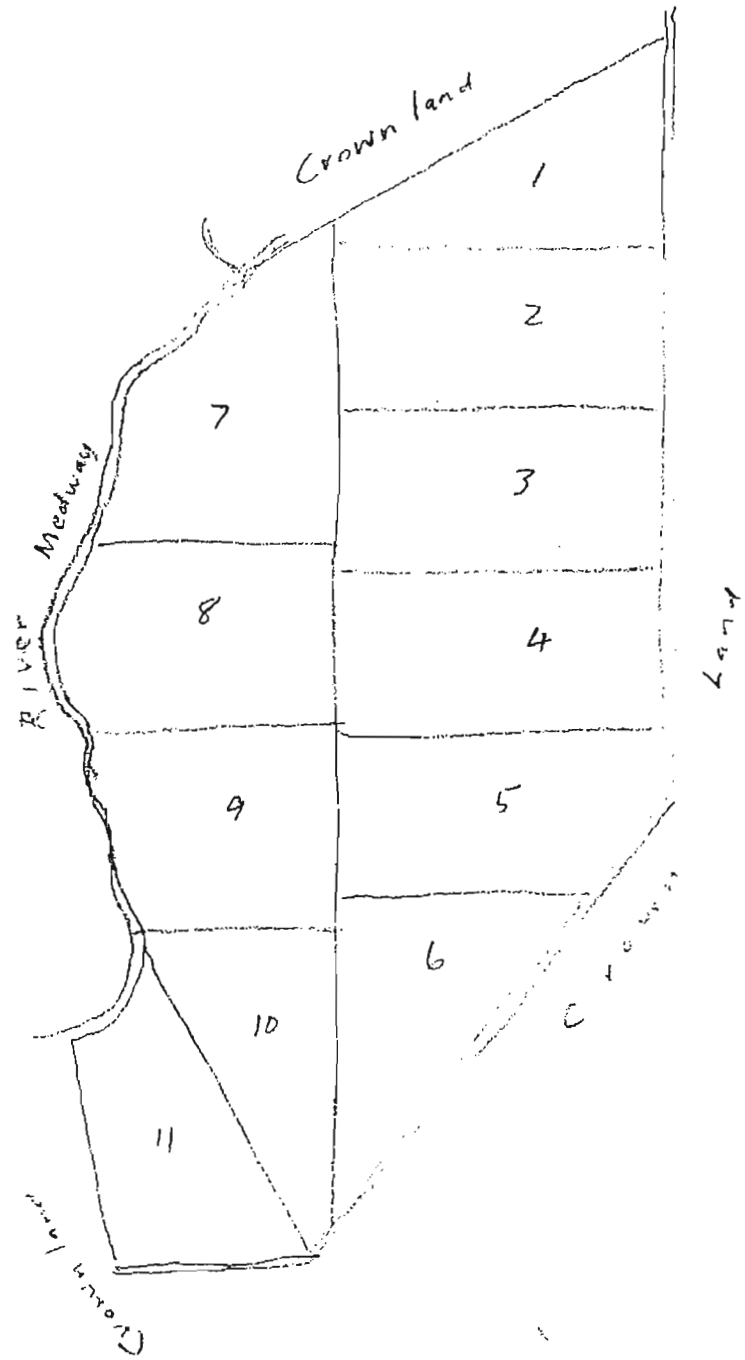
Under L A Regs 1/7/1856
to EDWARD WILLIAM STAFFORD
Secs 47-51 Upton Falls Run, Antelope
District - 110⁺ acres



GRANT NO 1723 (63/39)

Land Act Reg: 1/7/856
to EDWARD WILLIAM STAFFORD

Sqns
Secs 1-11 Square 11 Upper Falls Run
Awatere District - Area 3053.2100 ac



CANCELLED



MWO_0023182

NEW ZEALAND.



CERTIFICATE OF TITLE.

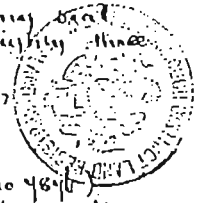
REGISTER

Fol. 33 Folio 279

John Dow Busby of Upton Down, Awatere Runholder's now desired of an estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by memorial or under written or interest herein in that piece of land situated in the District of Awatere being sections numbered part of 37 of Block VI. 12 13 14 15 and 16 on the map of the said District and 1 2 3 4 5 6 7 8 9 10 and 11 of Section 14 also sections 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 and 33 on the Upton Falls Run in the District of Awatere containing thirteen thousand three hundred and forty five (13245) acres and thirty (30) poles more or less bounded as appears on the plan hereon deposited and accepted in the public records interceding the said sections which said piece of land comprises the sections marked as aforesaid delineated in the public map of the said District deposited in the office of the Chief Surveyor Deceased originally granted the 10th November 1856 the 21st May 1861 the 14th April 1862 the 17th March and 31st October 1863 and 22nd January 1864 under the hands of Thomas Gore Browne and Sir George Grey Governors of New Zealand to Edward William Sheffield

In Witness whereof I have hereunto signed my name and affixed my seal this third day of January one thousand eight hundred and eighty three signed in the presence of
 James J. Turnbull
 Deputy Reg. of Deeds

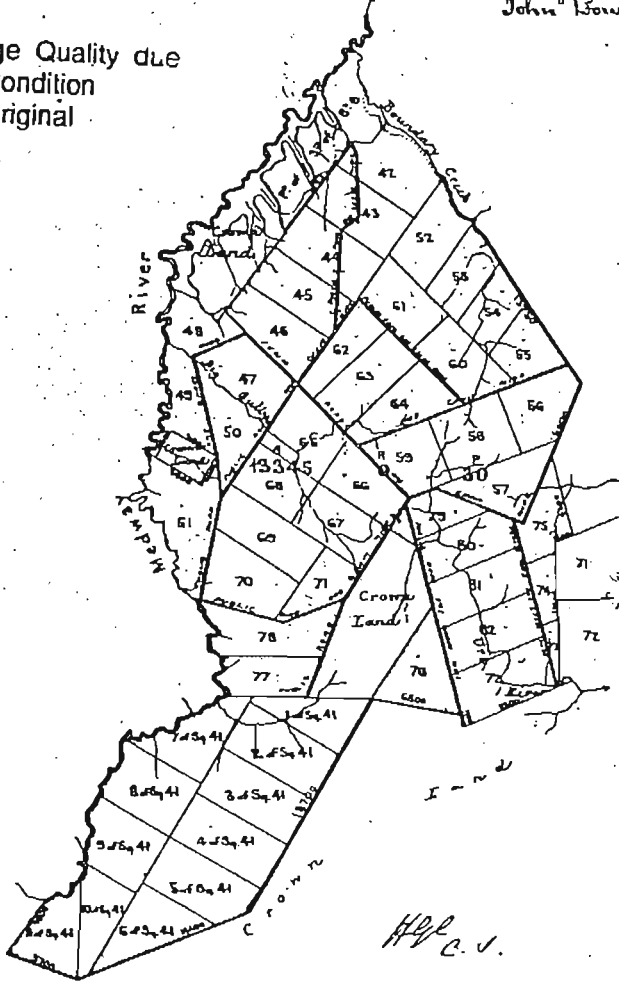
James J. Turnbull
 District Land Registrar



Mortgage dated 31st August 1881 Reg. No 4816
 John Dow Busby to the Bank of New Zealand

James J. Turnbull R 412

Image Quality due to Condition of Original



Witchamper of the Mortgage of the said land to the Bank of New Zealand
 M. W. W. W.
 Transfer No 1312 John Dow Busby to the Bank of New Zealand and the Mercantile Agency Company Limited dated 21st in the 11th of 1881
 M. W. W. W.
 Transfer No 1313 The Bank of New Zealand and the Mercantile Agency Company Limited to the Bank of New Zealand and the Mercantile Agency Company Limited dated 22nd 1881 in the 12th of January 1881
 M. W. W. W.
 Transfer No 1366 (Certificate under Act 34 of 1881) The Bank of New Zealand and Banking Ltd 1895 The Assets Realization Co Ltd produced 16th December 1895 at 3pm
 M. W. W. W.
 Transfer No 2958 of parts of assets of the Bank of New Zealand to His Majesty the King. Entered 23rd May 1905 at 30c. Cancelled in parts see fol 10 fol 254.
 J. H. Broughton
 J. H. Broughton
 Cancelled see fol 10 folio 274 275
 J. H. Broughton
 J. H. Broughton

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
 J. H. Broughton
 J. H. Broughton

Scale, 80 Chains to an Inch



No. 2958

Transfer of

Convey for the purposes of the Land Transfer Act.

of the City of Wellington, District of Wellington.

Clarence Atwell

Witness

THE UNITED LEGALIZATION BOARD Conduces.

FILE NUMBER THE KING Purchaser.

Particulars entered in the Register-Book, Vol. 3

Value 279 the 23rd
day of May 1908. at 3
o'clock



J. H. Doughton
District Land Registrar.

MWO_0023283

E. McCALLUM,
Solicitor.
DUNEDIN.



(Approved by H.L.C. Marlborough)

(G)

John Pralud.

MEMORANDUM OF TRANSFER.

I, THE WISCONSIN LEGALISATION BOARD

, being registered as the proprietor

* Have care notice of the estate or interest

of an estate in fee simple

subject, however, to such encumbrances, liens, and interests as are notified by memorandum

* Mutual consent, see Act, or otherwise

underwritten or indorsed hereon, in all ~~the~~ ^{part} pieces of land situated in the Provincial District

* Have care the area or extent of lands hereunder the same, if any

of Marlborough, containing Loggater Drive

amounted two hundred and sixty-one (261) acres and two (2) rods

* Have care rights of way, easements, or otherwise to be conveyed, and if the land to be dealt with contains all that is described in the existing map, or certificate, or plan, or description, or map, or diagram, or other document, then the boundaries of such lands, or lots, and refer to the plan or map, or diagram, or other document on which the same are shown, or deposited in the Registry Office

be the same a little more or less, viz being Sections numbered respectively 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 of Square Forty-one (41) and Section numbered seventy-seven (77) on the Upton Falls Run in the District of Annapolis and being parts of the land comprised in Certificate of Title entered in Register Book Volume 3 Folio 279 and 280. All those parcels of land containing Loggater six hundred and seventy-eight (678) acres be the same more or less being parts of Sections numbered respectively 51 (containing 55 acres) 69 (containing 13 acres) 70 (containing 208 acres) 71 (containing 36 acres) and 78 (containing 277 acres) on the Upton Falls Run in the District of Annapolis aforesaid (the Northern and North-eastern boundaries of which said parts or Sections are the Southern and South-western boundaries of the parts of the said Sections shown on and included in a plan or (inter alia) parts of the said Sections numbered respectively 51, 69, 70, 71 and 78 recently prepared by Messrs. Seymour and Souther Surveyors on behalf of the said Board and deposited in the Land Transfer Office at the Town of Pictou as Number 247) and being parts of the land comprised in the said Certificate of Title entered in Register Book Volume 3 Folio 279 and 280 ALSO all that parcel of land containing one hundred and fifty-two (152) acres be the same more or less being part of Section numbered seventy-six (76) on the Upton Falls Run in the District of Annapolis aforesaid (the Northern and North-eastern boundaries of which said part of section are partly the Southern and South-western boundaries of the part of the said Section numbered seventy-six (76) shown on and included in the said plan or (inter alia) part of the said Section numbered 70 deposited in the Land Transfer Office at the Town of Pictou as Number 247) and being part of the land comprised in the said Certificate of Title entered in Register Book Volume 3 Folio 279 for the purpose of effectuating an exchange heretofore carried out between the said Annapolis Legalisation Board and the Board of Land Purchase Commissioners on behalf of His Majesty the King

In consideration of the sum of

paid to by

the receipt of which sum hereby acknowledges

doth hereby transfer to the said HIS MAJESTY THE KING

all the estate and interest in the said piece of land

IN WITNESS whereof the Common Seal of the Assets Realization Board was hereto affixed the First day of May One thousand nine hundred and five

THE COMMON SEAL of the Assets Realization Board was hereto affixed pursuant to a previous resolution of such Board authorizing such affixture by and in the presence of



Geo Todd
Ad. H. ...

Chairman.

{ Member of the Assets Realization Board.

In witness whereof have hereunto subscribed name this day of one thousand nine hundred and

Signed on the day above-named by the said

in the presence of

Witness: Name

Occupation

Address

Other information

been duly completed by or on behalf of the Crown under the authority of the Native Land Act, 1909, the Governor-General may issue a Proclamation that such land has become Crown land.

And whereas the purchase of the Native land set out in the Schedule hereto has been duly completed by or on behalf of the Crown under the authority of the Native Land Act, 1909:

Now, therefore, in pursuance and exercise of the power and authority so conferred upon me by section fourteen of the Native Land Amendment Act, 1914, I, Arthur William de Brito Savile, Earl of Liverpool, the Governor-General of the Dominion of New Zealand, do hereby proclaim the land set out in the Schedule hereto to be Crown land.

SCHEDULE.

PAPERUA No. 3 Block: Approximate area, 270 acres 3 roods 23 perches; Cape Survey District.

Given under the hand of His Excellency the Right Honourable Arthur William de Brito Savile, Earl of Liverpool, Member of His Majesty's Most Honourable Privy Council, Knight Grand Cross of the Most Distinguished Order of Saint Michael and Saint George, Knight Grand Cross of the Most Excellent Order of the British Empire, Member of the Royal Victorian Order, Knight of Grace of the Order of Saint John of Jerusalem, Governor-General and Commander-in-Chief in and over His Majesty's Dominion of New Zealand and its Dependencies, and issued under the Seal of the said Dominion, at the Government House at Wellington, this fourteenth day of October, in the year of our Lord one thousand nine hundred and eighteen.

W. H. HERBIES,
Native Minister.

GOD SAVE THE KING!

Land proclaimed as a Road in Block IV, Waitohi Survey District, Waipara County.

[L.S.] LIVERPOOL, Governor-General.

A PROCLAMATION.

IN pursuance and exercise of the powers conferred by section eleven of the Land Act, 1908, I, Arthur William de Brito Savile, Earl of Liverpool, the Governor-General of the Dominion of New Zealand, do hereby, with the consent of the owner and lessee of the land described in the Schedule hereto, and of the Waipara County Council, being the local authority in whose district the said land is situated, proclaim as a road the land in Waitohi Survey District described in the Schedule hereto.

SCHEDULE.

APPROXIMATE AREA of the piece of land proclaimed as a road: 8 acres 0 roods 37 perches. Portion of E.R. 3005, Block IV, Waitohi Survey District (Canterbury R.D.).

In the Canterbury Land District; as the same is more particularly delineated on the plan marked P.W.D. 44929, deposited in the office of the Minister of Public Works at Wellington, in the Wellington Land District, and thereon coloured red.

Given under the hand of His Excellency the Right Honourable Arthur William de Brito Savile, Earl of Liverpool, Member of His Majesty's Most Honourable Privy Council, Knight Grand Cross of the Most Distinguished Order of Saint Michael and Saint George, Knight Grand Cross of the Most Excellent Order of the British Empire, Member of the Royal Victorian Order, Knight of Grace of the Order of Saint John of Jerusalem, Governor-General and Commander-in-Chief in and over His Majesty's Dominion of New Zealand and its Dependencies; and issued under the Seal of the said Dominion, at the Government House at Wellington, this fourteenth day of October, in the year of our Lord one thousand nine hundred and eighteen.

W. FRASER,
Minister of Public Works.

GOD SAVE THE KING!

Land proclaimed as a Road in Block XII, Otamatea Survey District, Rodney County.

[L.S.] LIVERPOOL, Governor-General.

A PROCLAMATION.

IN pursuance and exercise of the powers conferred by section eleven of the Land Act, 1908, I, Arthur William de Brito Savile, Earl of Liverpool, the Governor-General of the Dominion of New Zealand, do hereby, with the consent of the owners of the land described in the Schedule hereto, and of the Rodney County Council, being the local authority in whose district the said land is situated, proclaim as a road the land in Otamatea Survey District described in the Schedule hereto.

SCHEDULE.

APPROXIMATE AREAS of the pieces of land proclaimed as a road:—

A.	R.	P.	Portion of
0	1	34-62	Allots. 121 and pt. W 120; coloured purple.
0	0	14-5	Allotment portion W 120 .. purple.
0	0	22-9 red.
0	1	27-1 red.
1	0	7-58	M 120; coloured red.
0	0	30-43	E 120 .. purple.

Situated in Oyoawiroa Parish, Block XII, Otamatea Survey District. (S.O. 19829.)

In the Auckland Land District; as the same are more particularly delineated on the plans marked P.W.D. 44250, deposited in the office of the Minister of Public Works at Wellington, in the Wellington Land District, and thereon coloured as above mentioned.

Given under the hand of His Excellency the Right Honourable Arthur William de Brito Savile, Earl of Liverpool, Member of His Majesty's Most Honourable Privy Council, Knight Grand Cross of the Most Distinguished Order of Saint Michael and Saint George, Knight Grand Cross of the Most Excellent Order of the British Empire, Member of the Royal Victorian Order, Knight of Grace of the Order of Saint John of Jerusalem, Governor-General and Commander-in-Chief in and over His Majesty's Dominion of New Zealand and its Dependencies; and issued under the Seal of the said Dominion, at the Government House at Wellington, this ninth day of October, in the year of our Lord one thousand nine hundred and eighteen.

W. FRASER,
Minister of Public Works.

GOD SAVE THE KING!

Land proclaimed as a Road, and Road closed, in Blocks XXV, Hodder, XV, Blue Mountain, and I and II, Whareroads Survey Districts, Auckland County.

[L.S.] LIVERPOOL, Governor-General.

A PROCLAMATION.

IN pursuance and exercise of the powers conferred by section eleven of the Land Act, 1908, I, Arthur William de Brito Savile, Earl of Liverpool, the Governor-General of the Dominion of New Zealand, do hereby, with the consent of the lessors and messegrages of the land described in the First Schedule hereto, and of the Auckland County Council, being the local authority in whose district the said land is situated, proclaim as a road the land in Hodder, Blue Mountain, and Whareroads Survey Districts described in the First Schedule hereto; and also do hereby, with the consent as aforesaid, proclaim as closed the road described in the Second Schedule hereto, which is not required by reason of the road described in the First Schedule hereto.

FIRST SCHEDULE.

LAND PROCLAIMED AS A ROAD.

APPROXIMATE AREA of the pieces of land proclaimed as a road: 84 acres and 4 acres. Portion of S.G.R. 193, Blocks XXV, Hodder, XV, Blue Mountain, and I and II, Whareroads Survey Districts. Coloured on plan: Red.

SECOND SCHEDULE

Road closed.

APPROXIMATE areas of the pieces of road closed: 8 acres and 85 acres.

Adjoining or passing through S.G.R. 133, Blocks XXV, Rodler, XV, Blue Mountain, and II, Wharfedale Survey Districts.

Coloured on plan: Green.

All situated in Marlborough H.D.

All in the Marlborough Land District; as the same are more particularly delineated on the plan marked P.W.D. 44542, deposited in the office of the Minister of Public Works at Wellington, in the Wellington Land District, and thereon coloured as above mentioned.

Given under the hand of His Excellency the Right Honourable Arthur William de Brito Savile, Earl of Liverpool, Member of His Majesty's Most Honourable Privy Council, Knight Grand Cross of the Most Distinguished Order of Saint Michael and Saint George, Knight Grand Cross of the Most Excellent Order of the British Empire, Member of the Royal Victorian Order, Knight of Grace of the Order of Saint John of Jerusalem, Governor-General and Commander-in-Chief in and over His Majesty's Dominion of New Zealand and its Dependencies; and issued under the Seal of the said Dominion, at the Government House at Wellington, this sixth day of October, in the year of our Lord one thousand nine hundred and eighteen.

W. FRASER,
Minister of Public Works.

GOD SAVE THE KING!

Land taken for the Purposes of a Road in Blocks XI, XIII, XIV, and XV, Ngatapa Survey District, Waikato County.

[L.S.] LIVERPOOL, Governor-General.

A PROCLAMATION.

WHEREAS the land described in the Schedule hereto is required to be taken, under the Public Works Act, 1908, for a certain public work—to wit, for the purposes of a road in Blocks XI, XIII, XIV, and XV, Ngatapa Survey District:

And whereas the Waikato County Council has laid before the Governor-General a memorial, accompanied by a map, and also the statutory declaration, as required by the said Act:

Now, therefore, I, Arthur William de Brito Savile, Earl of Liverpool, the Governor-General of the Dominion of New Zealand, in pursuance and exercise of the powers and authorities vested in me by the Public Works Act, 1908, and of every other power and authority in anywise enabling me in this behalf, do hereby proclaim and declare that the land described in the Schedule hereto is hereby taken for the purposes of a road; and I do also declare that this Proclamation shall take effect on and after the ninth day of November, one thousand nine hundred and eighteen.

SCHEDULE

APPROXIMATE areas of the pieces of land taken:—

A. R. P.	Portion of
24 1 10	Hangarua Matawai B 4, Blocks XIV and XV; coloured pink.
14 1 0	Hangarua Matawai B 4, Block XIV; coloured pink.
6 0 37	Hangarua Matawai B 2, Block XIV; coloured blue.
10 2 6	Hangarua Matawai B 2, Block XIV; coloured blue.
7 6 10	Lot 11, Tahora 2c 1, Section 3, Block XIII; coloured yellow.
14 1 4	Lot 2, Wharokopae No. 1a, Blocks XI and XV; coloured sepia.

Situated in Ngatapa Survey District (Povungu Bay R.D.). In the Hawke's Bay Land District; as the same are more particularly delineated on the plan marked P.W.D. 44930,

deposited in the office of the Minister of Public Works at Wellington, in the Wellington Land District, and thereon coloured as above mentioned.

Given under the hand of His Excellency the Right Honourable Arthur William de Brito Savile, Earl of Liverpool, Member of His Majesty's Most Honourable Privy Council, Knight Grand Cross of the Most Distinguished Order of Saint Michael and Saint George, Knight Grand Cross of the Most Excellent Order of the British Empire, Member of the Royal Victorian Order, Knight of Grace of the Order of Saint John of Jerusalem, Governor-General and Commander-in-Chief in and over His Majesty's Dominion of New Zealand and its Dependencies; and issued under the Seal of the said Dominion, at the Government House at Wellington, this fourteenth day of October, in the year of our Lord one thousand nine hundred and eighteen.

W. FRASER,
Minister of Public Works

GOD SAVE THE KING!

Land taken for the Purposes of a Gravel-pit in Block VII, Nuhaka Survey District, Waikato County.

[L.S.] LIVERPOOL, Governor-General.

A PROCLAMATION

WHEREAS the land described in the Schedule hereto is required to be taken, under the Public Works Act, 1908, for a certain public work—to wit, for the purposes of a gravel-pit in Block VII, Nuhaka Survey District:

And whereas the Waikato County Council has laid before the Governor-General a memorial, accompanied by a map in duplicate, and also the statutory declaration, as required by the said Act:

Now, therefore, I, Arthur William de Brito Savile, Earl of Liverpool, the Governor-General of the Dominion of New Zealand, in pursuance and exercise of the powers and authorities vested in me by the Counties Act, 1908, and the Public Works Act, 1908, and of every other power and authority in anywise enabling me in this behalf, do hereby proclaim and declare that the land described in the Schedule hereto is hereby taken for the purposes of the said gravel-pit, and shall vest in the Chairman, Councillors, and Inhabitants of the Waikato County, as from the date hereinafter mentioned; and I do also hereby declare that this Proclamation shall take effect on and after the ninth day of November, one thousand nine hundred and eighteen.

SCHEDULE

APPROXIMATE areas of the pieces of land taken:—

A. R. P.	
2 0 8-4	being part of Section 4.
18 0 11	Nuhaka 2c 2a.
3 3 30	Nuhaka 2c 2a.

Situated in Block VII, Nuhaka Survey District (Hawke's Bay R.D.).

In the Hawke's Bay Land District; as the same are more particularly delineated on the plan marked P.W.D. 44930, deposited in the office of the Minister of Public Works at Wellington, in the Wellington Land District, and thereon coloured red.

Given under the hand of His Excellency the Right Honourable Arthur William de Brito Savile, Earl of Liverpool, Member of His Majesty's Most Honourable Privy Council, Knight Grand Cross of the Most Distinguished Order of Saint Michael and Saint George, Knight Grand Cross of the Most Excellent Order of the British Empire, Member of the Royal Victorian Order, Knight of Grace of the Order of Saint John of Jerusalem, Governor-General and Commander-in-Chief in and over His Majesty's Dominion of New Zealand and its Dependencies; and issued under the Seal of the said Dominion, at the Government House at Wellington, this fourteenth day of October, in the year of our Lord one thousand nine hundred and eighteen.

W. FRASER,
Minister of Public Works.

GOD SAVE THE KING!

Proclamation

PARTICULARS ENTERED IN REGISTER-BOOKS

VOL. 37/173 + 38/130

THIS 24th DAY OF July 1957



Hann
DISTRICT LAND REGISTRAR
MARLBOROUGH

28262 Proclamation revoking
the within Proclamation as
to an area of 1 acre 2 roods
32 perches thereby described
in the schedule hereto produced
27/1/1958 at 9-30 am *Hann*
DR

MWO_0021001

LAND & DEEDS	
Nature:	<i>Proc</i>
Firm:	<i>Wardle & Co</i>
24 JUL 1957	
Time:	<i>9-16</i>
Fee:	<i>free</i>
Abstract No.	<i>469</i>

Extract from *N.Z. Gazette*, 4 July 1957, No. 48, page 1247

Road Closed in Blocks XIX, XXIV, and XXV, Hodder Survey District, Awatere County

C. W. M. NORRIE, Governor-General

A PROCLAMATION

PURSUANT to section 29 of the Public Works Amendment Act 1948, I, Lieutenant-General Sir Charles Willoughby Moke Norrie, the Governor-General of New Zealand, hereby proclaim as closed the road described in the Schedule hereto.

SCHEDULE

ALL those pieces of road in the Marlborough Land District, situated in Blocks XIX, XXIV, and XXV, Hodder Survey District, Marlborough R.D., described as follows:

A.	R.	P.	Adjoining or passing through
21	0	0	} Part Small Grazing Run 194.
5	1	0	
1	2	32	
2	1	24	
3	3	16	
2	2	24	
5	0	12	
12	0	0	
40	3	8	
0	1	12	
0	3	6	
0	0	16	
0	1	4	
0	2	20	
0	0	2.4	
0	3	20	
0	2	0	
0	0	15.2	
0	2	17.6	
2	0	3	
0	0	35	
17	2	16	

38/130

37/173

As the same are more particularly delineated on the plan marked P.W.D. 153697 (S.O. 4291) deposited in the office of the Minister of Works at Wellington, and thereon coloured green.

Given under the hand of His Excellency the Governor-General, and issued under the Seal of New Zealand, this 1st day of July 1957.

[L.S.] W. S. GOOSMAN, Minister of Works.

GOD SAVE THE QUEEN!

(P.W. 42/823; D.O. 16/1122)

R. E. OWEN, Government Printer, Wellington, New Zealand.

ORIGINALS OF

PLAN(S)

NOT SCANNED,

RETAINED WITH

ORIGINAL

DOCUMENT

**APPENDIX B – LAND STATUS REPORT
(Certified Correct by Chief Surveyor)**

LAND STATUS REPORT

**for
Tenure Review**

AWAPIRI

**Prepared by Don McGregor, McGregor Property Services Limited
for and on behalf of Q.V. Valuations**

March 2002

**Q.V.VALUATIONS
CHRISTCHURCH OFFICE**

APPENDIX B

Project Number : QVV 376

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.

LAND STATUS REPORT for Awapiri Station Tenure Review				LIPS Ref: 12634
Property	1	of	1	

Land District	Marlborough.
Description	Run 209, situated in Blocks XXIV and XXV Hodder, XV Blue Mountain, IV and VIII, Tapuaenuku and I II VI and VII Whernside Survey Districts.
Area	6879.6559 hectares.
Status	Crown land subject to the Land Act 1948.
Instrument of title / lease	Computer Interest Register (Pastoral Lease) CL MB46/195 pursuant to Section 66 and registered under Section 83 of the Land Act 1948 as varied by Memorandum of Renewal 154184.
Encumbrances	Subject to 99117.2 Encumbrance to the Marlborough District Council.
Statute	Land Act 1948 and Crown Pastoral Land Act 1998.

Data Correct as at	2 April 2002.
[Certification Attached]	Yes

Prepared by	Dcn McGregor
Crown Accredited Supplier	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: 4/4/2002

R Moulton, Chief Surveyor (Marlborough Land District)
Land Information New Zealand, Christchurch

Notes: Pastoral lease document incorrectly shows "Block XV" instead of "Block XXV" – refer SO 4365.

**Q.V. VALUATIONS
CHRISTCHURCH OFFICE**

APPENDIX B

Project Number : QVV 376

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.

LAND STATUS REPORT for Awapiri Station Tenure Review				LIPS Ref: 12634
Property	1	of	1	

Land District	Marlborough.
Description	Run 209, situated in Blocks XXIV and XXV Hodder, XV Blue Mountain, IV and VIII, Tapuaenuku and I II VI and VII Whernside Survey Districts.
Area	6879.6559 hectares.
Status	Crown land subject to the Land Act 1948.
Instrument of title / lease	Pastoral Lease CL MB46/195 pursuant to Section 66 and registered under Section 83 of the Land Act 1948 as varied by Memorandum of Renewal 154184.
Encumbrances	Subject to: 1) Part IVA of the Conservation Act 1987. 2) 99117.2 Encumbrance to the Marlborough District Council.
Statute	Land Act 1948 and Crown Pastoral Land Act 1998.

Data Correct as at	5 March 2002.
Certification Attached	Yes

Prepared by	Don McGregor
Crown Accredited Supplier	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.

Date:/...../2002

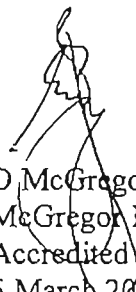
.....
R Moulton, Chief Surveyor (Marlborough Land District)
Land Information New Zealand, Christchurch

Notes: Pastoral lease document incorrectly shows "Block XV" instead of "Block XXV" – refer SO 4365.

CERTIFICATION

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

1. I, Donald McGregor of McGregor Property Services Limited, acting for and on behalf of QV Valuations, 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
5 March 2002

46/195

REGISTERED

- (K) THAT the Lessee shall have no right of erasing the boundary of the said land;
- (L) THAT the Lessee may, with the prior consent in writing of the Commissioner given subject to such conditions as the Commissioner may deem necessary,
 - (1) Cultivate any portion of the said land for the purpose of growing water food for the stock deposited thereon;
 - (2) Dig any well on the said land as is or shall be for the use of himself and family and his employees;
 - (3) Plough and sow or grow any portion of the said land;
 - (4) Clear any portion of the said land by felling and burning back or scrub and sow the land so cleared in grass;
 - (5) Pasture 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 tilled down in good permanent crops and grasses to the satisfaction of the Commissioner.
- (M) THAT the Lessee shall, on the termination of the lease, leave the whole of the area that has been ploughed or cultivated properly tilled down in good permanent crops and grasses to the satisfaction of the Commissioner.
- (N) THAT the Lessee shall have no right of erasing the boundary of the said land or of building on it or of erecting any building or structure on it or of doing any other thing on it which would be a detriment to the Crown or to the public interest, and that the Lessee shall, on the termination of the lease, leave the whole of the area that has been ploughed or cultivated properly tilled down in good permanent crops and grasses to the satisfaction of the Commissioner.
- (O) THAT if the Lessee shall have New Zealand or elsewhere the said land or if he cannot be found or if he shall neglect or fail to return to comply with the covenants and conditions herein expressed or implied in the certificate of the Land Settlement Board or the Commissioner, as the case may be, or make default in or lose the sum payable in the payment of rent, water fees, or other payments due to the Lessee, then the Land Settlement Board may, subject to the provisions of section 118 of the Land Act, 1949, declare this lease to be forfeit, and that without the happening or breach of the Lessee from forfeiture for any time or for any part thereof of any covenant or condition of the lease.
- (P) THAT these presents are intended to take effect as a pastured lease under the Land Act, 1949, 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.
- (Q) THAT the improvements included in the Schedule hereto belong to the Crown and that interest on their value as shown in the said Schedule has been included in the annual rent for the land.

SCHEDULE
IMPROVEMENTS BELONGING TO THE CROWN AND BELONGING TO THE LESSEE
 (TO BE PAID BY THE LESSEE TO THE CROWN BY THE VALUE OF SUCH IMPROVEMENTS)

In witness whereof the Commissioner of Crown Lands for the Land District of Marlborough, and these presents have also been executed by the said Lessee,

Marlborough, on behalf of the Lessee, hath hereunto set his

Signed by the said Commissioner, on behalf of the Lessee, in the presence of—
 Witness: [Signature]
 Occupation: [Signature]
 Address: [Signature]

Signed by the above named Lessee, in the presence of—
 Witness: [Signature]
 Occupation: [Signature]
 Address: [Signature]

[Signature]
 Commissioner of Crown Lands

[Signature]
 Lessee

Witnessed by the above named John Lynton later as Lessee in the presence of:—
 Witness: [Signature]
 Occupation: [Signature]
 Address: [Signature]

[Signature]
 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 3,000 (being an increase of ten per cent on the carrying capacity on which is based the rent hereinafore 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 term herein 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.

34546 Mortgage to Peter to John Lynton
 17/11/1975 at 11.4.00
 3135 Mortgage to Lynton to John Lynton
 Limited produced 19/1/1976 at 11.00.00

94016.2 Mortgage to The Gould Guinness Limited.
 5.3.1979 at 10.70.00

94016.2 Mortgage to Stanley Haughton.
 11.27.0'd

31915 Mortgage to John Lynton
 10.5.00

99117.2 Encumbrance to The Marlborough County Council.
 17.6.1980 at 11.02.0c

31916 Mortgage to John Lynton
 19.7.1966 at 11.00.00

107582.4 Mortgage to Beverlene Joyce Black.
 10.3.1982 at 18/10/1982

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTERED FOR THE PURPOSES OF SECTION 254 LAND TRANSFER ACT 1952

(OVER)

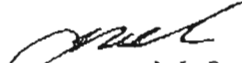
[Signature]
 A.L.R.

46/195

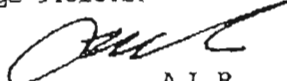
109176.2 Variation of Mortgage 94016.2
21.6 82 at 11.01.0'c.


A.L.R.

121776.2 Transfer of a 9/20th share to Beverlene
Joyce Black of Awatere, Married Woman.-
18.10.1984 at 2.000'c


A.L.R.

125438 Variation of mortgage 94016.2.-
17.6.1985 at 2.310'c


A.L.R.

140517 Variation of mortgage 94016.2
13.4.1988 at 1.500'c


A.L.R.

154184 Variation of terms renewing the
within Lease for 33 years commencing on
1.7.1991.-7.9.1990 at 11.320'c


A.L.R.

REGISTER

40/195

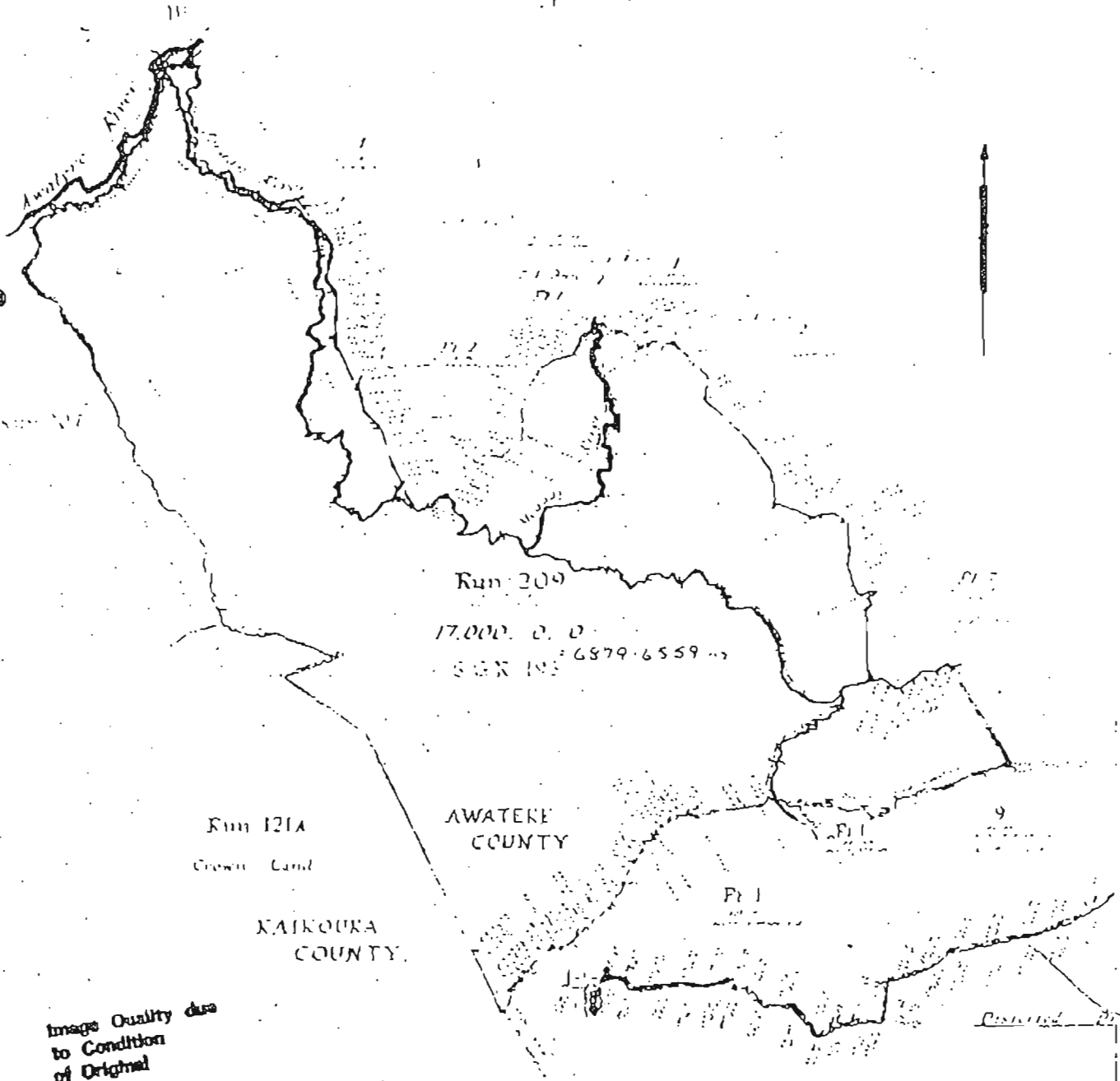


Image Quality due to Condition of Original

METRIC AREA IS 6879.6559 ha

*Plan of Run 209 (formerly S.G.R 193 & closed roads),
 Blks XXIV & XV Hodder S.D. Blk XV Blue Mountain S.D.
 Blks IV & VIII Tapuanuku S.D. & Blks I, II, VI & VII Whernside S.D.*

Scale: 60 chains to an inch

Marlborough Land District - Compiled in Survey Office March 1958

THIS REPRODUCTION
 CERTIFIED TO BE A TRUE AND
 ORIGINAL RECORD OF THE
 SECTION IIIA LAND TRANSFER ACT 1952



S. O. 4365

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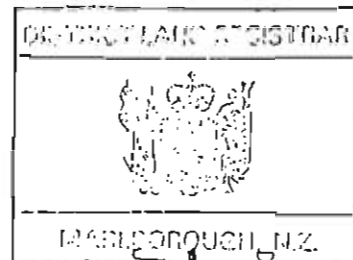
Correct for the purposes of the
Land Transfer Act

JK

Solicitor for

MEMORANDUM OF ENCUMBRANCE

MWO_00209999



Dist. 30/131
46/195
RECEIVED
17 11 02 A 80

099117.2

DEPARTMENT OF JUSTICE

Telephone: 9

Land & Deeds Registry,
Private Bag
BLENHEIM

30 July 1980

TO: *M. Wisheart Macrae & Partners*

.....
.....

① *M* No. *99119*

② *Enc* *99117.2*

Parties: *P.G.G. Ltd + B.J. Black to P.G.G. Ltd*

CT: *30/131*

Registration of the above mentioned document cannot proceed until the requisition set out hereunder has been complied with. Urgent steps should be taken to see that this requisition is satisfied within one calendar month of the date hereof or it may be necessary for me to take action pursuant to Section 43 of the Land Transfer Act, 1952.

REQUISITION:

① + ② Please show *Lyne Gould Guinness Ltd* and *B.J. Black* as tenants in common in equal shares.

Satisfied
7/8/80

[Signature]
Assistant Land Registrar

CANCELLED

REGISTER

CANCELLED

NEW ZEALAND.



Land Form No. D. 1. Register Book.

Vol. 37 Fol. 173

Reference: 22/22

No. 1234

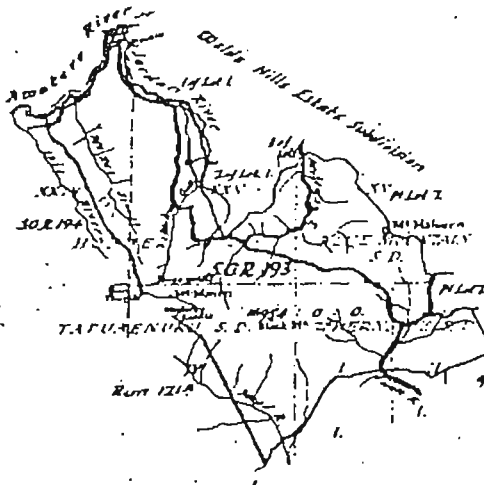
LEASE OF SMALL GRAZING-RUN.

Under the Land Act, 1921.

This Deed, made the ... day of ... 1937, between His Majesty King George the Fifth (who, with his heirs and successors, is and are herein referred to as "the lessor"), of the one part, and ... of the other part, and ... in the Land District of ... (who, with ... hereinafter referred to as "the lessee")

of the other part, Witnesseth that, in consideration of the rents, covenants, conditions, and agreements hereinafter recited, contained, and implied, and on the part of the lessee to be paid, observed, and performed, the lessor doth hereby demise and lease unto the lessee ... containing by estimation ... (16954) ... (193) in the Land District of ... in the Dominion of New Zealand, as the said land is delineated on the plan in the Lands and Survey Office at ... and also on the plan drawn in the margin hereof and bordered ... together with all rights, easements, and appurtenances to the said land belonging or appertaining: to be held the same as a small grazing-run for pastoral purposes unto the lessee for the term of twenty-one years, computed from the first day of March, 1937, subject, however, to the covenants contained and expressed in sections eighty-four and eighty-five of the Property Law Act, 1908, in relation to the payment of rent and the power of distress, and subject also to the several provisions and stipulations set forth in section two hundred and thirty of the Land Act, 1921 (hereinafter called "the said Act"), and to all the provisions of Part V of the said Act relating to small grazing-runs, and to all other the provisions of the said Act relating to or affecting the estate, interest, rights, or liabilities of the lessee; in respect of the land and premises hereby demised, or the rights and powers of the lessor, or any person or authority in his behalf, in relation to the said land and premises, and whether arising under the said Act, or these presents, or otherwise howsoever: holding and paying therefor unto the lessor, during the continuance of such term, the annual rent of ... (£—205: 0: 0), by equal half-yearly payments in advance, on the first day of March and the first day of September in each year, clear of all rates, taxes, and deductions whatsoever. The first of such payments having been made to the Receiver of Land Revenue at ... on behalf of the lessor, the next to become due and be made on the first day of ... next in the manner required by the said Act. And the lessee doth hereby, for ... heirs, executors, administrators, and assigns, covenant with the lessor that ... the lessee, shall and will pay the yearly rent of ... (£—205: 0: 0), hereinafter reserved, at the times and in manner aforesaid, and will, in relation to the premises hereby demised, perform, observe, and keep the several covenants and conditions herein contained or implied, and on the lessee's part to be performed, observed, and kept respectively; and will in all respects abide by and conform to the provisions of the said Act relative to small grazing-runs, and also abide by and conform to all other provisions of the said Act relating to or affecting the estate, interest, rights, or liabilities of the lessee in respect of the land and premises hereby demised.

Image Quality due to Condition of Original



REGISTER

37/173

Mortgage 1171 Ronald Joseph Landon Lane and Brian
Diamond Landon Lane of the Parish of New
Zealand produced 27th April 1956 at 3.55 pm
John Bruce

[Handwritten signature]

Transfer 1106 of his interest Brian
Diamond Landon Lane to the above
Ronald Joseph Landon Lane produced 14th
November 1956 at 4.11 pm *[Handwritten signature]* His Majesty the King

Mortgage 13476 *[Stamp: RECEIVED]* *[Handwritten signature]*
to the Bank of New Zealand produced
14th November 1956 at 4.11 pm

24545 Transfer Ronald Joseph Landon Lane
to Edward Landon Lane and Brian Landon
Lane of the Parish of New Zealand
in witness whereof I have signed this
November 1956 at 8 am *[Handwritten signature]*

LEASE

24546 *[Handwritten signature]*
of the interest of the above
to the above named parties
November 1956 at 8 pm

Under the Land Act, 1925.

27363 *[Handwritten signature]*
on plan attached hereto produced 27th April
1956 at 9.16 am

Twenty-one years from 1st March, 1957.

Entered at 11.10 o'clock on the 27th day
April 1956.

Castoral Lane issued
see Register Book
Volume 46 folio 195.



[Handwritten signature]
District Land Registrar.

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.
[Handwritten signature] A.L.U.

OFFICE COPY

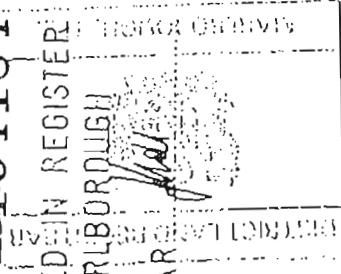
11.32 07.SEP90

154184

PARTICULARS ENTERED IN REGISTER
LAND REGISTRY MARLBOROUGH

ASST. LAND REGISTRAR

46/195



MWO_0021000

MEMORANDUM OF RENEWAL OR VARIATION OF LEASE

IN THE MATTER of the Land Transfer Act 1952 and the Land Act 1948

AND

IN THE MATTER of Lease No. P 16 registered in Volume 46, folio 195, Marlborough Land Registry, from HER MAJESTY THE QUEEN to Graham MacKenzie Black of Awatere, farmer 11/20th share and Beverlene Joyce Black of Awatere, married woman 9/20th share as tenants in common in the said shares

Pursuant to Section 170 of the Land Act 1948 the above-mentioned Lease registered in Volume 46, folio 195, Marlborough Land Registry, is renewed for a term of 33 years commencing on the 1st day of July 1991. The Covenant to pay rent and the Rental Value contained in the lease is hereby varied by deleting the said covenant and substituting the following:

Yielding and paying therefor for the first 11 years of the said term unto Land Corporation Limited at Blenheim the annual rent of \$2,460.00 plus GST calculated on a Rental Value of \$164,000.00 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 period of 11 years, and for the next two successive periods of 11 years of the said term a rent determined in respect of each of those periods in the manner provided in Section 132A of the Land Act 1948.

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

IN WITNESS WHEREOF the parties hereunto subscribed their name this 8th day of May 1990

LAND CORPORATION LIMITED by its Attorney

SIGNED for and on behalf of HER MAJESTY THE QUEEN pursuant to a Deed lodged with the District Land Registrar as No. 136456 by LAND CORPORATION LIMITED by its Attorney Owen Charles Norrish in the presence of:

Witness: M. Burney

Occupation: Property Officer
Land Corporation Ltd
Address: Blenheim

Attorney

SIGNED by the said Graham MacKenzie
Black and Beverlene Joyce Black

as Lessee in the presence of:

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

Address: Blenheim

[Signature]
B. J. Black
Lessee
Lessee

CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

I, OWEN CHARLES NORRISH of Blenheim, Assistant Property Manager

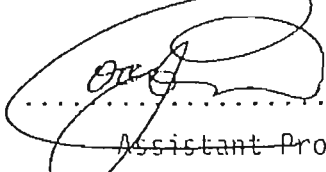
HEREBY CERTIFY -

- 1. That by Deed dated the 12th day of June 1987 copies of which are deposited in the Land Registry Offices at -

BLENHEIM (Marlborough Registry) and there numbered 136439
 NELSON (Nelson Registry) and there numbered 269962.1

LAND CORPORATION LIMITED at Wellington carrying on the business of land management appointed me its Attorney on the terms and subject to the conditions set out in the said Deed.

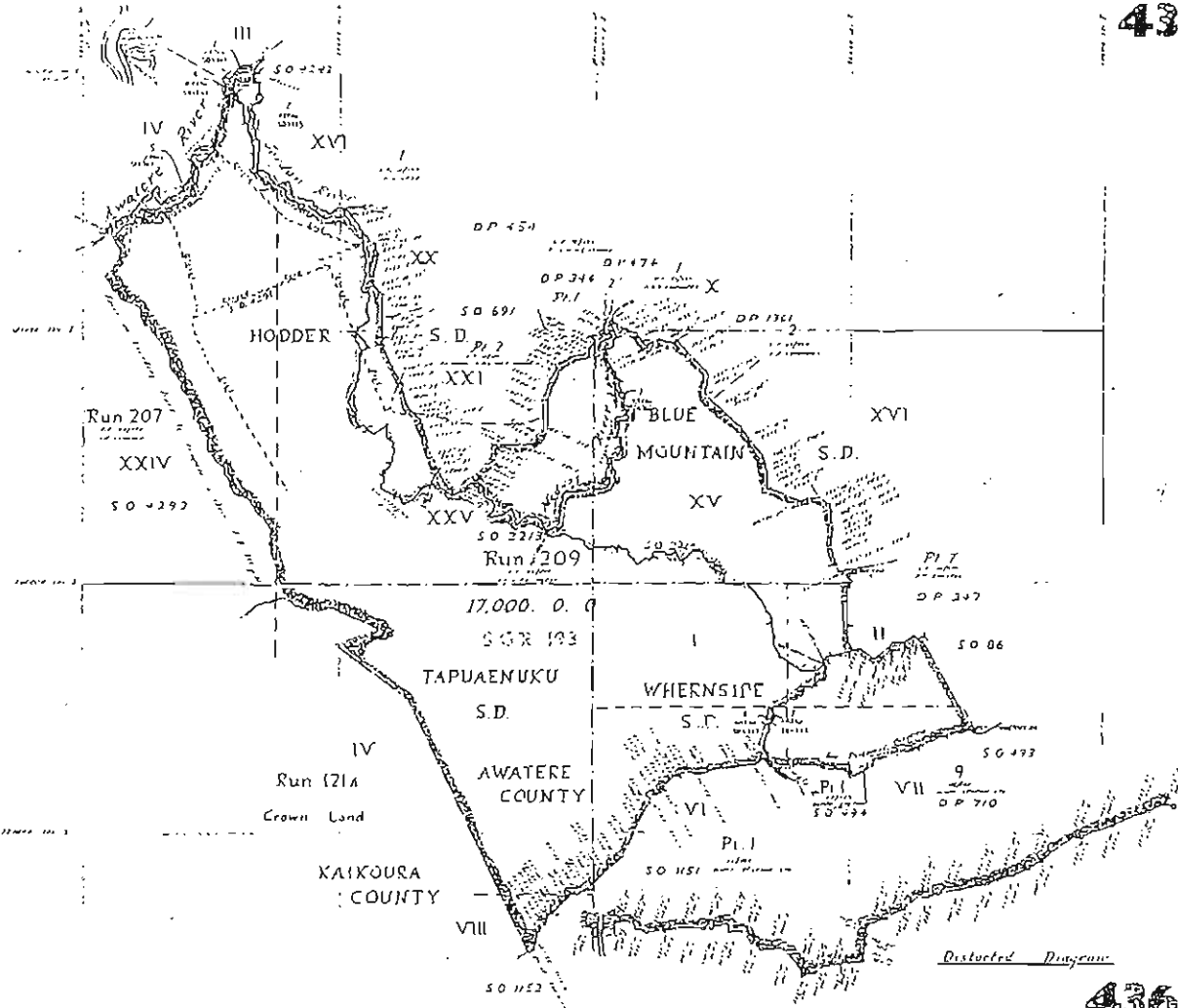
- 2. THAT at the date hereof I was Assistant Property Manager of the Nelson Branch of the said Corporation.
- 3. THAT at the date hereof I have not received any notice or information of the revocation of that appointment by the winding up or dissolution of the said LAND CORPORATION LIMITED or otherwise.

SIGNED at Blenheim this 8th)
 day of May 1990 .) 

Assistant Property Manager

4365

4365



4365

Plan of Run 209 (formerly SGR 193 & closed roads):
 Blks XXIV & XXV Hodder S.D. Blk XV Blue Mountain S.D.
 Blks IV & VIII Tapuaenuku S.D. & Blks I, II, VI & VII Whernside S.D.

Scale 40 chains to an inch

Marlborough Land District - Compiled in Survey Office March 1958

Approved as a compilation
 10/11/58
 Chief Surveyor

Note: Attention not
 attracted by this diagram
 or previous tenor

Approved as a compilation
 10/11/58
 Chief Surveyor

4365

1:1000	1:1000
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1:250000	1:250000
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