

## **Crown Pastoral Land Tenure Review**

**Lease name : ARDROSS STATION**

**Lease number : PS 028**

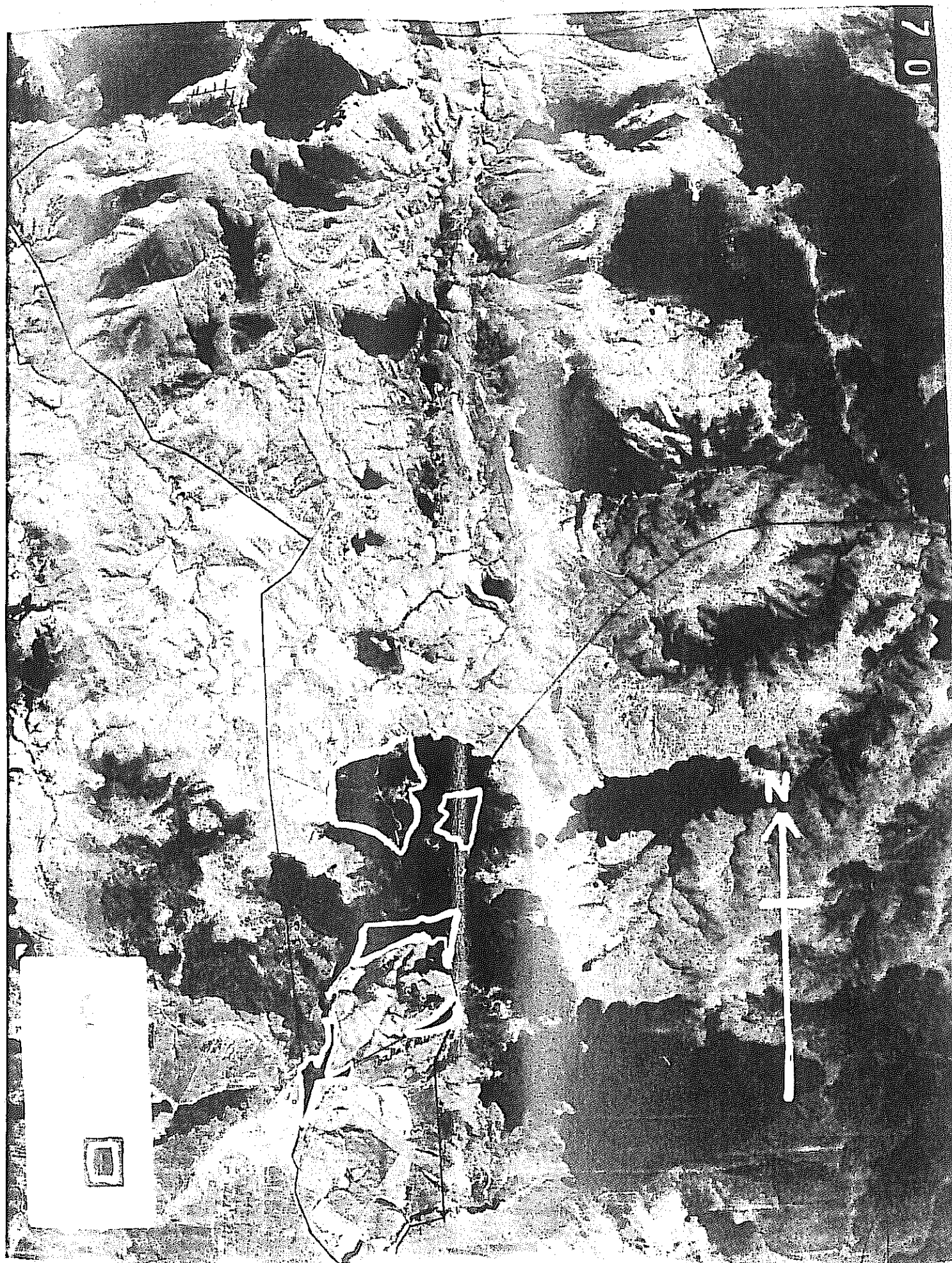
### **Due Diligence Report (including Status Report) - Part 3**

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

Part of the information relates to research on the status of the land, resulting in a Status Report that is signed off by a LINZ approving officer. The remainder of the information is not analysed for relevancy or possible action until required, and LINZ does not guarantee its accuracy or completeness as presented.

The report attached is released under the Official Information Act 1982.

**April 09**



SIGNED by the said GEORGE )  
STANLEY BROWN as Grantee in )  
the presence of: )

*[Signature]*  
.....

*[Signature]*  
W. A. TELL  
SOLICITOR  
ASHBURTON

CONSENT TO WITHIN TRANSFER

The within Transfer was consented to by the Commissioner of Crown Lands pursuant to Section 89 of the Land Act 1948. The Commissioner of Crown Lands hereby covenants with the Grantee that any forfeiture or determination of Pastoral Lease 28 shall be void and of no effect unless notice specifying the breach of default by the Grantor has been served on the Grantee and the Grantee has been given twenty-eight (28) days after the date of service of the notice to remedy the default.

SIGNED by the Commissioner )  
of Crown Lands in the )  
presence of: )

*[Signature]*  
.....

Witness: *[Signature]* Bullen

Occupation: Pastoral Administration Officer

Address: Department of Survey and Land Information  
Wellington

REGISTERED IN DUPLICATE

Correct for the purposes of the Land Transfer Act.

*[Signature]*  
Solicitor for Transferee

*9* I hereby certify that <sup>Part II and</sup> ~~Part IIA~~ of The Land Settlement Promotion and Land Acquisition Act 1952 ~~does~~ not apply to the within transaction. because Section 23(3)(b) of that Act applies.

*[Signature]*  
Solicitor for the Transferee

Particulars entered in the Register at the date and at the time recorded below.

District Assistant Land Registrar  
of the District of

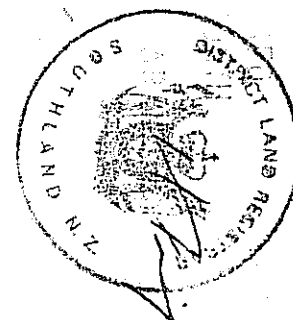
**TRANSFER**

217298.1 Transfer to Bradley & Whiting Farming Company Limited at Ashburton - 17.2.1994 at 10.50 a.m.

*[Signature]*  
A.L.R.

RUSSELL, MOON & FAIL  
SOLICITORS  
ASHBURTON

MWP\_0011988



11.00 20.DEC93 215824-3

CDE_S15 - Request Manual Copy			
Document Type	Instrument	Request Id	16270
Reference Number	LEASE 179721.1 <i>RCL</i>	User Id	jirkdu
Land District	Southland	Request Date	29/08/2001
Method of Delivery	Post <i>Box</i>	Client Reference	6NLITR.02/076YD ADROSS
<input type="checkbox"/> Certified Copy		Status	Pending
Delivery Details			
Firm	Opus International Consultants Ltd - Dunedin		
Street	Private Bag 1913		
Town	Dunedin		
Country	New Zealand		
Postcode			
Fax Number	03 474 8995		
Fees...	OK		Cancel

MEMORANDUM OF RENEWAL AND VARIATION REGISTER  
OF PASTORAL LEASE

IN THE MATTER OF THE LAND ACT 1948

AND

IN THE MATTER OF PASTORAL LEASE NO Ps 28  
REGISTERED AS REGISTER VOLUME  
206 FOLIO 5 SOUTHLAND DISTRICT  
LAND REGISTRY FROM HER MAJESTY  
THE QUEEN TO BRADLEY AND WHITING  
FARMING COMPANY LIMITED AT  
ASHBURTON

QUANT TO SECTION 170 OF THE LAND ACT 1948 THE TERM OF THE ABOVEMENTIONED  
SE REGISTERED IN VOLUME 206 FOLIO 5 SOUTHLAND LAND REGISTRY IS RENEWED  
A TERM OF 33 YEARS COMMENCING ON THE 1ST DAY OF JULY 1990. THE COVENANT  
PAY RENT AND THE RENTAL VALUE CONTAINED IN THE LEASE IS HEREBY VARIED BY  
TING THE SAID COVENANT AND SUBSTITUTING THE FOLLOWING:

YIELDING AND PAYING THEREFOR FOR THE FIRST 11 YEARS OF THE SAID TERM  
UNTO THE LAND CORPORATION LIMITED AT DUNEDIN THE ANNUAL RENT OF  
\$1,200.00 CALCULATED ON A RENTAL VALUE OF \$80,000.00 PAYABLE WITHOUT  
DEMAND BY EQUAL HALF YEARLY PAYMENTS IN ADVANCE ON THE FIRST DAY OF  
JANUARY AND THE FIRST DAY OF JULY IN EACH AND EVERY YEAR DURING THE  
SAID PERIOD OF 11 YEARS AND FOR THE NEXT TWO SUCCESSIVE PERIODS OF 11  
YEARS OF THE SAID TERM A RENT DETERMINED IN RESPECT OF EACH OF THOSE  
PERIODS IN THE MANNER PROVIDED IN SECTION 132A OF THE LAND ACT 1948.

AS HEREBY EXPRESSLY VARIED ALL THE COVENANTS CONDITIONS AND  
RICTIONS CONTAINED OR IMPLIED IN THE SAID MEMORANDUM OF LEASE SHALL  
IN IN FULL FORCE.

WITNESS WHEREOF THE PARTIES HAVE HEREUNTO SUBSCRIBED THEIR NAMES THIS  
12th DAY OF July 1990 .

MB  
C/A

GNED FOR AND ON BEHALF OF HER MAJESTY )  
 E QUEEN PURSUANT TO A DEED LODGED WITH )  
 E DISTRICT LAND REGISTRAR AS NO 141783.1 )  
 LAND CORPORATION LIMITED BY ITS )  
 TORNEY SUSAN JANE BUNTING )  
 THE PRESENCE OF: )

LAND CORPORATION LIMITED  
 BY ITS ATTORNEY  
**REGISTER**

*[Signature]*

TNESS: *McM...*

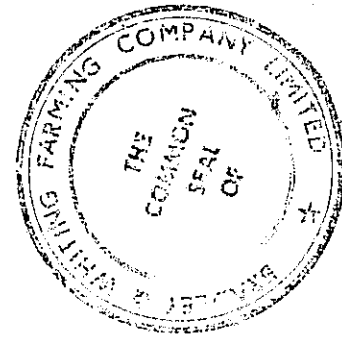
CUPATION: Property Officer, Landcorp

DRESS: Dunedin

he COMMON SEAL of BRADLEY AND WHITING FARMING  
CO. LTD. was hereto affixed in the presence of:

irector *P. M. Bradley*

irector *A. M. M. M. M.*



*Correct for the Purpose of the  
 Land Transfer Act*  
*[Signature]*  
*Director for the Lease*

CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

I, Susan Jane Bunting of Dunedin, Property Officer

HEREBY CERTIFY -

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

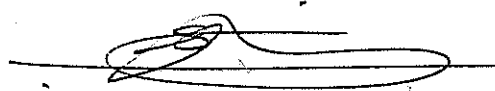
AUCKLAND (North Auckland Registry) and there numbered B678573  
BLENHEIM (Marlborough Registry) and there numbered 136439  
CHRISTCHURCH (Canterbury Registry) and there numbered 686366/2  
DUNEDIN (Otago Registry) and there numbered 681189/1  
GISBORNE (Poverty Bay Registry) and there numbered 167089.2  
HAMILTON (South Auckland Registry) and there numbered H734777  
HOKITIKA (Westland Registry) and there numbered 076748  
INVERCARGILL (Southland Registry) and there numbered 141782  
NAPIER (Hawkes Bay Registry) and there numbered 478751.2  
NELSON (Nelson Registry) and there numbered 269962.1  
NEW PLYMOUTH (Taranaki Registry) and there numbered 341775  
WELLINGTON (Wellington Registry) and there numbered 860782.2

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 Property Officer 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 Dunedin  
this 12th day of July  
1990

)  
)  
)





# REGISTER

## MEMORANDUM OF RENEWAL OF PASTORAL LEASE

PARTICULARS ENTERED IN THE  
REGISTER AS SHOWN HEREIN ON  
THE DATE AND AT THE TIME  
STAMPED BELOW.

MAJESTY THE QUEEN

LESSOR

DISTRICT/ASSISTANT LAND  
REGISTRAR OF SOUTHLAND

OLEY AND WHITING  
MING CO LTD

LESSEE

ND CORPORATION LIMITED  
NEDIN

MWP\_001



01 206/5

10/10 21.11.1994 37



Department of Conservation  
*Te Papa Atawhai*

File: *PAS 0020*

23 October 2001

Garry Patrick  
Opus International Consultants Ltd  
Private Bag 1913  
DUNEDIN



Dear Garry,

**DRAFT STATUS REPORT – ARDROSS STATION**

Your 10 October letter to Tony Perrett in our Dunedin office has been referred for comment.

The department's interests as the administrative authority for the following parcels of adjoining land:

- Letham Bush - part of the Takitimu Conservation Area (Conservation Unit # D44006)
- Marginal Strip along North Etal Creek (Cons Unit # D440046) ✓
- Marginal Strip along Etal Stream (Cons Unit # D440047) ✓
- Etal Hill Conservation Area (Cons Unit # D440060)

The department currently enjoys the use of access through Ardross Station, to both the Etal Hill and Letham Bush Conservation Areas. At either tenure review or lease renewal, the department would look to formalise this arrangement by way of a registered right of way. The minimum requirement sought would be for management purposes.

*Not  
a  
status  
issue  
EP 20/10*

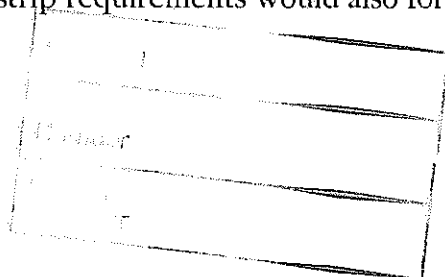
In the case of tenure review and dependent on the outcome of negotiations on areas to be surrendered from the pastoral lease and transferred to the administration of this department, we may seek to include public access to those areas.

Standard marginal strip requirements would also form part of any such considerations.

Yours sincerely,

Colin Pemberton  
Community Relations Supervisor  
(Statutory Land Management)  
for Conservator

souco-29890 - opus - ardross status report comments



*cc Tony Perrett  
Doc  
Otago*

**Southland Conservancy**

State Insurance Building, 33 Don Street, P.O. Box 743, Invercargill, New Zealand  
Telephone 03-214 4589, Fax 03-214 4486

Miscellaneous

Master Details Menu

Sales

General Maintenance

[View Change History](#)[Today's Charges](#)[e-valuer](#)

## Master Details

Qpid: 1518045 Val.Ref.: 30390 / 46300

<b>Situation:</b>	0 OFF BEAUMONT STN Road	<b>Property Name:</b>	
<b>Territorial Authority:</b>	73 Southland District	<b>Category:</b>	Pastoral-Grazing-run wi
<b>Date Revised:</b>	01/09/2000	<b>Nature of Imp.:</b>	OI FG OBS
<b>No. of Extensions:</b>	0		
<b>Objections:</b>	No	<b>Subdivisions:</b>	No
		<b>Consents:</b>	

<b>Valuations</b>	<b>Capital</b>	<b>Land</b>	<b>Improvements</b>	<b>Trees</b>
<b>Rating Valuation:</b>	590000	450000	140000	2300
<b>Special Rating Valuation:</b>				

**Owner/Occupier Details**

<b>Type</b>	<b>Name</b>	<b>Address</b>
Owner1	Land Information New Zealand	P O Box 27 Alexandra 9181
Occupier	Struan William Minty	Beaumont Station R D 1 Otautau 9653

**Certificate of Titles:** 12 / 206 / 5**Legal Descriptions:** P 28 RUN 559 BLK VIII IX XV XVI XXI WAIRAKI S**Land Area** 3277.9537Ha**TORAS****Code:**33100

<b>Tenure</b>	<b>Ownership</b>	<b>Rateability</b>	<b>Apportionment</b>	<b>Spe</b>
Clearly Leased	Crown-Ministries/Departments	Rateable	NOT APPLICABLE	

**Land Use Data**

<b>Zone:</b>	1B	<b>Use:</b>	Store sheep
<b>Units:</b>	1	<b>Sub:</b>	0
<b>Car Parks:</b>	0	<b>Maori Land:</b>	
<b>Age:</b>		<b>Roof Const.:</b>	
<b>Wall Const.:</b>		<b>Floor Area:</b>	0
<b>Site:</b>	0		
<b>Land Area:</b>	3277.9537Ha		

**Quotable Value**

Professional valuers of  
commercial  
residential  
rural  
& specialist property  
plus plant & machinery

We recognise the value so  
you can realise the potential.

Call us for a no obligation quote.  
0800 QUOTABLE

Acres to ha
-------------

Acres/roods	8100.0000	3277.9536840
Perches	0	.0000000 3277.9537 ha

QV 30390/46300

Note for File

Crown Land Register Card for Run 559. Sighted 5/10/01.

Supports Pastoral Tenure. Notes subject to Prospecting Licence – Deed 288826.

SO's 6561 & 6530

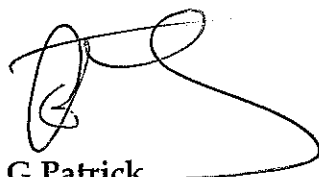
UCL Map D44 Sighted. Nothing affecting Run 559.

Coal Mining Map D44 Sighted. Nothing affecting Run 559.

Mining Map – excluding Coal & Peat. Map D44 Sighted. Run affected by PP 39 140 issued to Ranaitata Pty Ltd.

Legalisation Cards

SO 6561 no card found, also SO 11909 GP 8/12  
no card found



G Patrick

5 October 2001

Also searched

Plan Index for Run 559.

This shows the following plans:  
SO's 6530<sup>L</sup> 6531<sup>L</sup> & 6532<sup>L</sup>

GP. 8/10/01

S.O. 11161  
Sheet...2...of...3

NZMS 261

Sheet D44

SCHEDULE PURSUANT TO SEC 62

CONSERVATION ACT 1987

APPROVED AMENDMENTS  
CABINET DECISION  
17 DEC 1987

*Aug Delisle 28*

No.	DESCRIPTION	AREA	DEEMED OWNER	CATEGORY	AGREEMENT or COVENANT	CASE
10	<del>Part Takitimu State Forest situated in Block XXXVI, Takitimu Survey District.</del> Now part of Sec 1 SO 12055	85ha	DOC	7		
11	Part Takitimu State Forest situated in Block XVII, Takitimu Survey District.	30ha	DOC	7	These areas are contiguous with area 8 on D44 - Refer SO 12055	
12	Part Takitimu State Forest situated in Block XVII, Takitimu Survey District	7.5ha	DOC	7		
13	Part Takitimu State Forest situated in Block XVII Takitimu Survey District.	5ha	DOC	7		
				7		
14	<del>Part Takitimu State Forest situated in Block XX, Centre Hill Survey District.</del> Now part of Sec 1 SO 12055	12ha	DOC			
15	<del>Part Takitimu State Forest situated in Blocks XVI and XX Centre Hill Survey District.</del> Now part of Sec 1 SO 12055	70ha	DOC	7		
16	Part Takitimu State Forest situated in Block II, Wairaki Survey District.	10ha	DOC	7	This area no longer exists and has been included in Run 656 - SO 1032	
17	<del>Part Takitimu State Forest situated in Blocks II, III, VIII and IX, Wairaki Survey District.</del> Now Sec 2 SO 12055	1577ha	DOC	7		
18	<del>Part Section 270, Block XXX Takitimu Survey District.</del> Now part of Sec 1 SO 12055	280ha 250ha	DOC	9	Allocation map amended to correct draughting error Bdy confirmed by Forestcorp LT survey	

CATEGORIES

CERTIFIED CORRECT

CHIEF SURVEYOR

S.O. 11161  
Sheet 3 of 3

NZMS 261

Sheet D44

SCHEDULE PURSUANT TO SEC 62

CONSERVATION ACT 1987

[illegible]

CATEGORIES

1 NOT USE

**CERTIFIED CORRECT**

4 Crown land and State Forest land allocation approved by the Special Ministerial Coordinating Committee on 21 January 1987;

5. NOT USED B. Crown land subject to Sections 66A, 67, 68 and 165 Land Act 1948

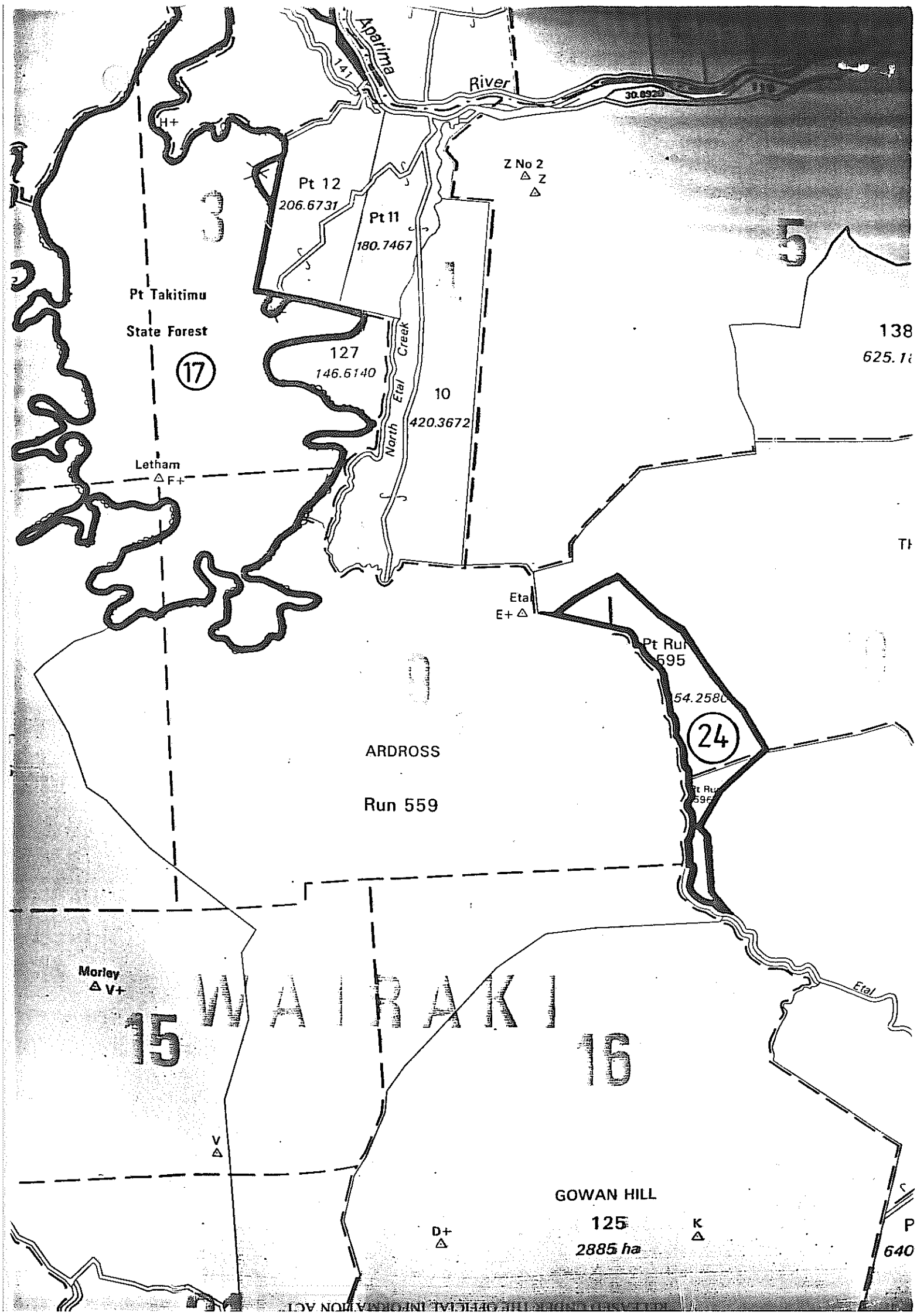
CHIEF SURVEYOR

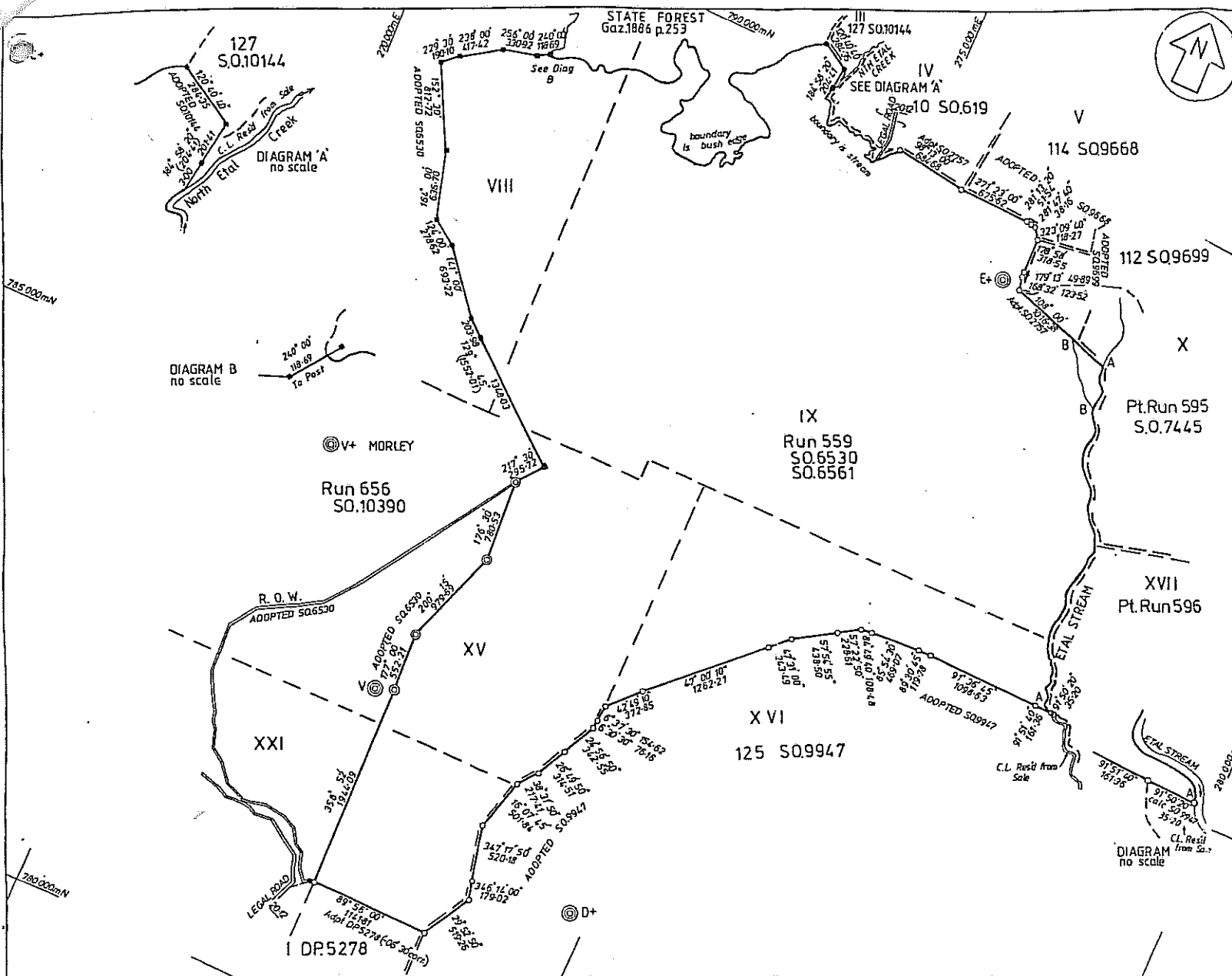
State Forest land allocations approved by Cabinet follow the Blakeley report on West Coast forests.

Crown land and State Forest land allocation approved by the Special Ministerial Coordinating Commal 11 March 1987.

2025 RELEASE UNDER THE OFFICIAL INFORMATION ACT

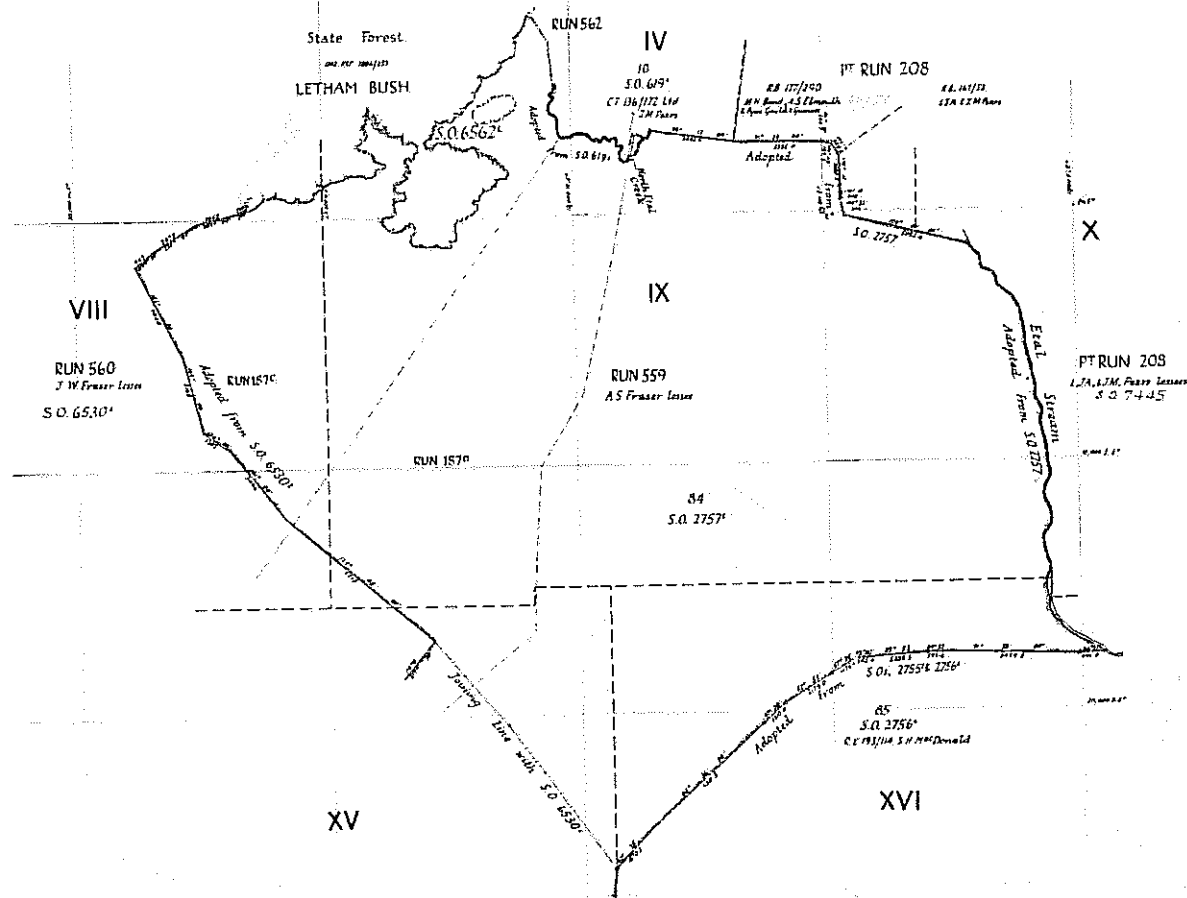






<p>Approvals</p>	
<p><b>NOTE</b> THE WEST SIDE OF ETAL STREAM MARKED A-A AND BOTH SIDES OF THE STREAM MARKED B-B ARE SUBJECT TO A MARGINAL STRIP PURSUANT TO SECTION 24 OF THE CONSERVATION ACT 1987.</p> <p>STREAM &amp; BUSH EDGE POSITIONS HAVE BEEN FIXED FROM MAP NZMS 270 D440 WHICH WAS PLOTTED FROM AERIAL PHOTOS SH.8038 D10-12 FLOWN 15/2/1982.</p>	
<p>DATUM GEODETIC 1949 ORIGIN BLUFF ORIGIN Obs. Spot 700,000mN 300,000mE</p>	
<p>Total Area 3250.0000 ha</p>	
<p>Comprised in R.B. 206/5</p>	
<p>I. Robert Nelson Beck Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1980 hereby certify that this plan has been made from surveys executed by me or under my direction, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof. Dated at Invercargill this 15<sup>th</sup> day of January 1993. Signature R.N.B. Beck</p>	
<p>Field Book p. Traverse Book p. Reference Plans S.O. 619, 2257, 6530, 6561, 9658, 9699, 9947 S.O. 10144, 10390 D.P. 5278 Examined R. Hawkes Correct</p>	
<p>Approved for Lease Purposes 2/08/93 Acting Chief Surveyor</p>	
<p>Deposited this day of 19 District Land Registrar</p>	
<p>File 75/1060/01 Received 20.1.93 K.S.V.C. Instructions 960375</p>	
<p><b>S011909</b></p>	

<p>LAND DISTRICT SOUTHLAND</p> <p>Survey Blk. &amp; Dist. VIII, IX, XV, XVI, XXI, WAIRAKI</p> <p>NZMS 261 Sheet D44 Record Map No. B.S. 600, 601, 603, 604</p>	<p><b>Redefinition of Run 559</b></p>	<p>TERRITORIAL AUTHORITY Southland District</p> <p>COMPILED BY DEPT. OF SURVEY &amp; LAND INFORMATION</p> <p>Scale 1:25,000 Date Nov 1992</p>
--	---------------------------------------	---



Total Area Run 559 = 8,100acs.

Approved \_\_\_\_\_  
1982  
Chief Surveyor

6561

6561



6562

6562

Plan of Run 562 Blks III & IX; Pt Run 559, Blks VIII & IX Wairaki S.D. Pt Run 560 Blks I, II, III, VIII & IX Wairaki S.D. & Blks XXXVI & XXXII Takitimu S.D.  
(formerly Pt Run 187)  
Southland Land District, Wallace County.  
Compiled in S.O. November 1958.  
Scale: 20 chains to an inch

Surveyed by...  
Old...  
Instructions...  
Lithographic Plans...  
Field Book...  
Traverse Book...  
Examined by...  
Signed...  
Filed in... for approval

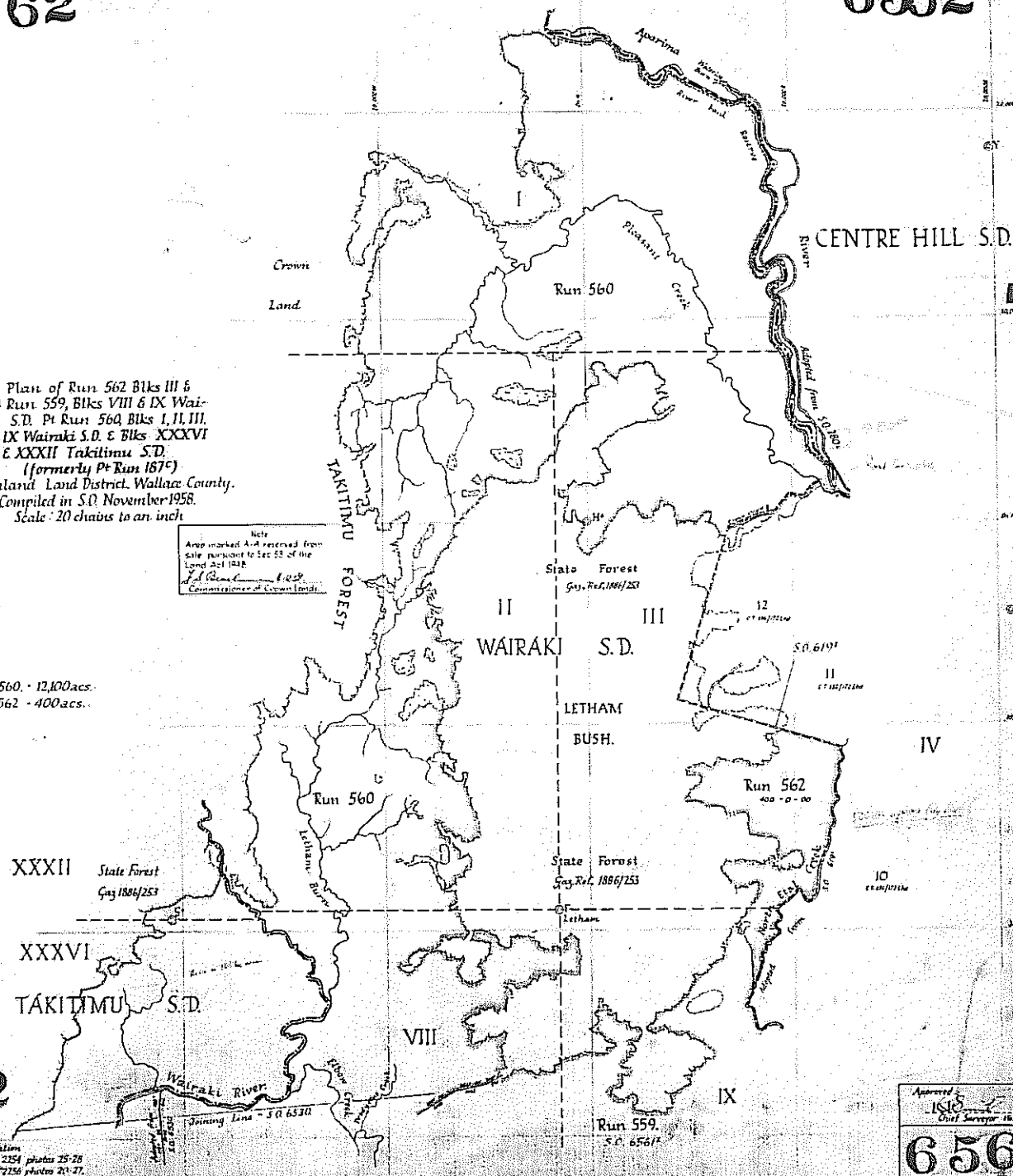
Note  
Area marked A-A reserved from  
Site pursuant to Sec 52 of the  
Land Act 1912  
J. B. Brown, Esq.  
Commissioner of Crown Lands

Total Area Run 560 - 12,400acs.  
562 - 400acs.

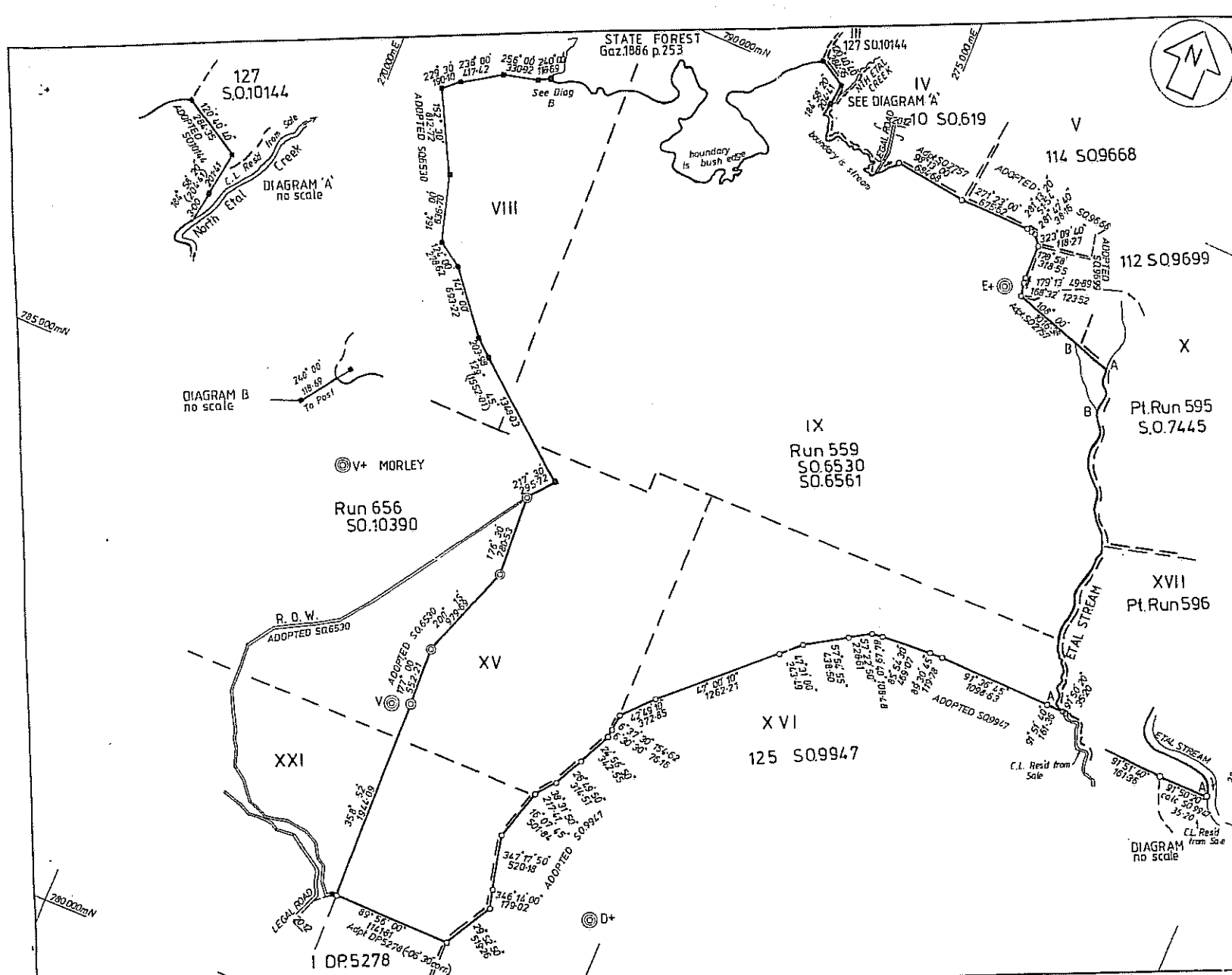
For continuation see  
S.O. 6530 & 6561

6562

Air Photos used in compilation  
Run 2253 photos 24-29 Run 2254 photos 25-28  
Run 2255 photos 29-30 Run 2256 photos 21-27



Approved  
18th  
Chief Surveyor (S.D.)  
6562



Approvals

NOTE  
THE WEST SIDE OF ETAL STREAM MARKED A-A  
AND BOTH SIDES OF THE STREAM MARKED B-B ARE  
SUBJECT TO A MARGINAL STRIP PURSUANT TO  
SECTION 24 OF THE CONSERVATION ACT 1987.

STREAM & BUSH EDGE POSITIONS HAVE BEEN FIXED  
FROM MAP NZMS 270 D44D WHICH WAS PLOTTED FROM  
AERIAL PHOTOS SM.8038 010-12 FLOWN 15/2/1982.

DATUM GEODETIC 1949  
CIRCUIT BLUFF  
ORIGIN Obs. Spot  
700,000mN 300,000mE

Total Area 3250.0000 ha

Comprised in R.B. 206/5

I. Robert Nelson Beck  
Registered Surveyor and holder of an annual practicing certificate for who  
may act as a registered surveyor pursuant to section 25 of the Survey Act  
1986 hereby certify that this plan has been made from surveys executed  
by me or under my directions, that both plan and survey are correct and  
have been made in accordance with the Survey Regulations 1972 or any  
regulations made in substitution thereof.  
Dated at Invercargill this 15<sup>th</sup> day  
of January, 1993 Signature: *R.N. Beck*

Field Book p. Traverse Book p.  
Reference Plans S.O.619, 2257, 6530, 6561, 9668, 9699, 9947  
S.O.10144, 10790 DP5278  
Examined *R. K. Hawkes* Correct

Approved for Lease Purposes  
2/08/93 Acting Chief Surveyor *D. Jones*

Deposited this day of 19

District Land Registrar

LAND DISTRICT SOUTHLAND  
Survey Blk. & Dist. VIII, IX, XV, XVI, XXI, WAIRAKI  
NZMS 261 Sheet D44 Record Map No. BS 600, 601, 603, 604

Redefinition of Run 559

TERRITORIAL AUTHORITY Southland District  
COMPILED BY DEPT. OF SURVEY & LAND INFORMATION  
Scale 1:25,000 Date Nov 1992

File 75/1060/01  
Received 20-1-93  
Instructions 960375

S011909