

Crown Pastoral Land Tenure Review

**Lease name : BEAUMONT STATION
- SOUTHLAND**

Lease number : PS 091

Due Diligence Report (including Status Report) - Part 2

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

**MEMORANDUM OF RENEWAL AND VARIATION
OF PASTORAL LEASE**

IN THE MATTER of the Land Act 1948


AND

IN THE MATTER of Pastoral Lease No Ps91
registered in Volume 7A
Folio 616 Southland District Land
Registry from HER MAJESTY THE
QUEEN to **STRUAN WILLIAM
MINTY OF BEAUMONT STATION
FARMER**

- (1) Pursuant to Section 170 of the Land Act 1948 the term of the abovementioned lease registered in Volume 7A Folio 616 Southland Land Registry is renewed for a term of 33 years commencing on the 1st day of July 1990. 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 therefore for the first 11 years of the said term unto the Landcorp Property Limited at Alexandra the annual rent of \$2,212.50 plus GST calculated on a rental value of \$147,500.00 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.

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 have hereunto subscribed their names this

27 day of July 1994

SIGNED for and on behalf of HER MAJESTY)
THE QUEEN by the ^{Acting} Commissioner of Crown)
Lands in the presence of:)
)
)

Witness: Bullen
Pastoral Administration Officer

[Signature]
Commissioner of Crown Lands

Occupation: Department of Survey and Land Information

Address: Wellington

SIGNED by the Lessee)
Struan William Minty)
in the presence of:)

[Signature]
Struan William Minty

Witness: [Signature]

Occupation: Minty

Address: Dunedin

REGISTER (L. and S. II)

NEW ZEALAND
SOUTHLAND
LAND DISTRICT

Entered in the Register-book, Vol. 206 fol. 6
the 6 day of March 1957



206/6
206/6
6 CANCELLED

Image Quality due to Condition of Original

Pastoral Lease of Pastoral Land under the Land Act, No. 27

This Deed, made the First day of March 1957, one thousand nine hundred and fifty seven between HIS MAJESTY THE KING (who, with his heirs and successors, is hereinafter referred to as "the Lessor"), of the one part, and LEWIS WILLIAM BRUSH of Boumont Station in the Dominion of New Zealand, Shopfarmer (who, with his executors, administrators, and permitted assigns, is hereinafter referred to as "the Lessee"), of the other part, WITNESSETH that, in consideration of the rent hereinafter reserved, and of the covenants, conditions, and agreements herein contained or implied and on the part of the Lessee to be paid, observed, and performed, the Lessor doth hereby demise and lease unto the Lessee ALL that piece or parcel of land containing by admeasurement Twelve thousand one hundred (12,100) acres roads and a little more or less situated in the Land District of Southland and being Run 560 (formerly Pt. Sec. 24 and Pt. Runs 167D and 167D) Waikaiti Survey District and Taitapu Survey District:

LAND & DEEDS
Name: Lewis William Brush
From: John D. ...
5-MAR-1957
Area: 12,100
Fee: £ 495
Abstract No: 495

(hereinafter referred to as "the said land"), as the same is more particularly delineated in the plan attached hereto and therein coloured red in outline together with the rights, easements, and appurtenances thereto belonging. TO HOLD the said premises intended to be hereby demised unto the Lessee for the term of thirty-three years, commencing on the first day of July one thousand nine hundred and fifty seven together with the period between the date of this lease and the aforesaid first day of July 1957

Yielding and paying therefor during the said term unto the Department of Lands and Survey at the Principal Land Office for the said Land District of Southland the clear annual rent of One hundred and fifteen pounds (£ 115.0.0) payable without demand by equal half-yearly payments in advance on the 1st day of January and the 1st day of July in each and every year during the said term. And also paying in respect of the improvements specified in the Schedule hereto the sum of (£) by a deposit of (£) (the receipt of which sum is hereby acknowledged) and thereafter by (£) half-yearly instalments of shillings and pence (£ : :) on the 1st day of January and 1st day of July in each year in the same manner as rent.

AND the Lessee doth hereby covenant with the Lessor as follows, that is to say:-

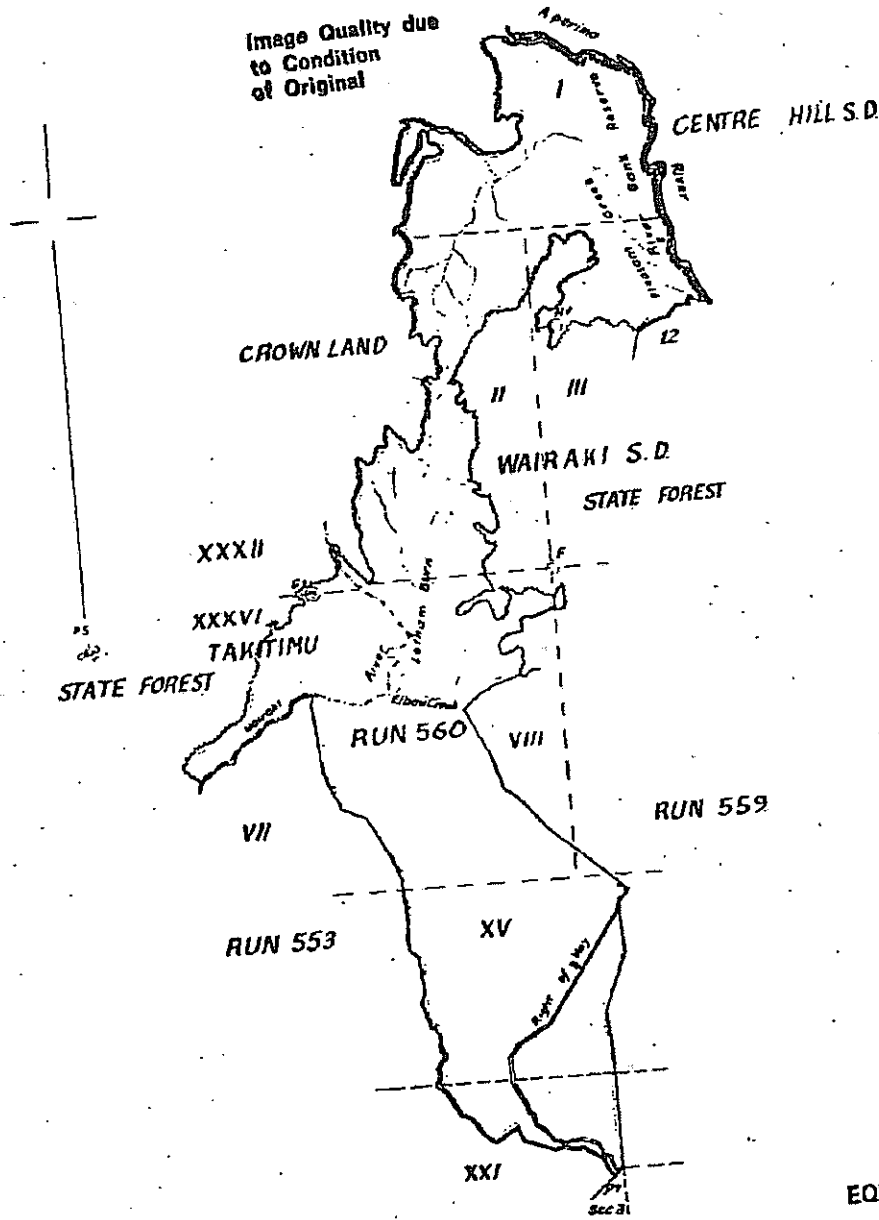
1. THAT the Lessee will fully and punctually pay the rent hereinafter reserved at the times and in the manner hereinafter named in that behalf; and also will pay and discharge all rates, taxes, assessments, and outgoings whatsoever that now are or hereafter may be assessed, levied, or payable in respect of the said land or any part or parts thereof during the said term.
2. THAT the Lessee will within one year after the date of this lease take up his residence on the said land, and thereafter throughout the term of the lease will reside continuously on the said land.
3. THAT the Lessee will hold and use the said land solely for his own use and benefit and will not transfer, assign, sublet, mortgage, charge, or part with possession of the said land or any part thereof without the previous approval of the Land Settlement Board: Provided that such approval will not be necessary in the case of a mortgage to the Crown or to a Department of State.
4. THAT the Lessee will at all times farm the said land diligently and in a husbandlike manner according to the rules of good husbandry and will not in any way commit waste.
5. THAT the Lessee will throughout the term of his lease to the satisfaction of the Commissioner of Crown Lands for the Land District of Southland (hereinafter referred to as "the Commissioner") cut and trim all hives, fences and hedges, clear and keep clear the said land of all noxious weeds, and will comply strictly with the provisions of the Noxious-Weeds Act, 1923.
6. THAT the Lessee will keep the said land free from wild animals, rabbits, and other vermin, and generally comply with the provisions of the Rabbit Nuisance Act, 1922.
7. THAT the Lessee will clean and clear from weeds and keep open all creeks, drains, ditches, and watercourses upon the said land, including any drains or ditches which may be constructed by the Commissioner after the commencement of the term of the lease; and will not at any time without the prior consent of the Commissioner alter the channel of any such creek or watercourse or stop or divert the water flowing therein.
8. THAT the Lessee will at all times during the said term repair and maintain and keep in good substantial repair, order, and condition all improvements belonging to the Crown (including those specified in the Schedule hereto which are being purchased by the Lessee) now or hereafter erected on the said land, and will not, without the prior written consent of the Commissioner, pull down or remove them or any part of them.
9. THAT the Lessee will insure all buildings belonging to the Crown (including those specified in the Schedule hereto which are being purchased by the Lessee) now or hereafter erected on the said land to their full insurable value in the name of the Commissioner in some insurance office approved by the Commissioner and will pay all premiums falling due under every such insurance policy and deposit with the Commissioner every such policy and, not later than the forenoon of the day on which any such premium becomes payable, the receipt for that premium.
10. THAT the Lessee will not throughout the term of the lease without the prior consent of the Commissioner, which consent may be given on such terms and conditions (including the payment of royalty) as the Commissioner thinks fit, fell, sell, or remove any timber, tree, or bush growing, standing, or lying on the said land, and that he will throughout the term of the lease prevent the destruction of any such timber, tree, or bush unless the Commissioner otherwise approves: Provided that the consent of the Commissioner as aforesaid shall not be necessary where any such timber or tree is required for any agricultural, pastoral, household, roadmaking, or building purpose on the said land now where the timber or tree has been planted by the Lessee.
11. THAT the Lessee shall not, except for the purpose of complying with any of the provisions of the Noxious-Weeds Act, 1923, burn any tussock, scrub, fern, or grass on the said land, nor permit any tussock, scrub, fern, or grass on the said land to be burned, unless in either case he shall have obtained the prior consent in writing of the Commissioner, which consent may be given subject to such terms and conditions as the Commissioner may deem necessary.
12. THAT officers and employees of the Department of Internal Affairs shall at all times have a right of ingress, egress, and regress over the land comprised in this lease for the purpose of determining whether such land or any adjoining land is infested with deer, wild goats, wild pigs, opossums, or other animals which the said Department is charged with the duty of exterminating or controlling, or for the purpose of destroying any such animals: Provided that such officers and employees in the performance of the said duties shall at all times avoid undue disturbance of the Lessee's stock.
13. That the lessee shall exercise due care in stocking the said land and shall not overstock.

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

- (a) THAT the Lessee shall have the exclusive right of pasturage over the said land, but shall have no right to the soil.
- (b) THAT the Lessee shall have no right, title, or claim whatsoever to any minerals (within the meaning of the Land Act, 1914) on or under the surface of the soil of the said land, and all such minerals are reserved to His Majesty together with a free right of way over the said land in favour of the Commissioner or of any person authorised by him and of all persons lawfully engaged in the working, extraction, or removal of any mineral on or under the surface of the said land or any adjacent land of the Crown, subject to the payment to the Lessee of compensation for all damage done to improvements on the said land belonging to the Lessee in the working, extraction, or removal of any such minerals: Provided that there shall be no right of way over, or right to work, extract, or remove any mineral from, any part of the said land which is for the time being under crop or used or situated within 30 yards of a yard, garden, orchard, vineyard, nursery, or plantation, or within 100 yards of any building: Provided also that the Lessee may, with the prior consent in writing of the Commissioner, which consent may be given subject to such conditions as the Commissioner thinks fit, use any such minerals for any agricultural, pastoral, household, roadmaking, or building purpose on the said land, but not otherwise.
- (c) THAT upon the expiration by effluxion of time of the term hereby granted and thereafter at the expiration of each succeeding term to be granted to the Lessee the outgoing Lessee shall have a right to obtain, in accordance with the provisions of section 69 (3) of the Land Act, 1948, a new lease of the land hereby leased at a rent to be determined in the manner prescribed by Part VIII of the said Act for a term of thirty-three years computed from the expiration of the term hereby granted and subject to the same covenants and provisions as this lease, including this present provision for the renewal thereof and all provisions ancillary or in relation thereto.

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Image Quality due to Condition of Original



EQUIVALENT METRIC AREA IS 4,896.6962 ha.

12,100.0.00.

Scale: 1 mile to an inch.

Reference Plans S.06530 & 6562

-over-

206/6

- (d) THAT the Lessee shall have no right of quarrying the fee simple of the said land.
- (e) THAT the Lessee may, with the prior consent in writing of the Commissioner given subject to such conditions as the Commissioner may deem necessary,
 - (i) Cultivate any portion of the said land for the purpose of growing winter feed for the stock depastured thereon;
 - (ii) Crop such area of the said land as is suitable for the use of himself and family and his employees;
 - (iii) Plough and sow in grass any portion of the said land;
 - (iv) Clear any portion of the said land by felling and burning bush or scrub and sow the land so cleared in grass;
 - (v) Surface sow in grass any portion of the said land;
 Provided that the Lessee shall, on the termination of the lease, leave the whole of the area that has been ploughed or cultivated properly laid down in good permanent clovers and grasses to the satisfaction of the Commissioner.
- (f) THAT the Lessee shall maintain the stock in stock on the said land and shall not overstock, and for the purpose of this clause it is hereby mutually declared and agreed between the Lessee and the Commissioner 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
 - sheep on a basis of a count of one for a dip sheep and of one and a half for breeding ewes.
 See below
- (g) THAT if the Lessee shall have New Zealand or shagbark the said land 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 Lessor, then the Land Settlement Board may, subject to the provisions of section 116 of the Land Act, 1914, declare this lease to be forfeit, and that without discharging or releasing the Lessee from liability for rent due or accruing due or for any prior breach of any covenant or condition of the lease.
- (h) THAT these presents are intended to take effect as a pastoral lease under the Land Act, 1914, and the provisions of the said Act and of the regulations made thereunder applicable to such leases shall be binding in all respects upon the parties hereto in the same manner as if such provisions had been fully set out herein.

SCHEDULE

IMPROVEMENTS BELONGING TO THE CROWN AND BEING PURCHASED BY THE LESSEE

Witness whereof the Commissioner of Crown Lands for the Land District of Southland, 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: _____

Occupation: _____

Address: _____

Commissioner of Crown Lands.

Signed by the above named as Lessee, in the presence of—

Witness: _____

Occupation: _____

Address: _____

Lessee.

(1) Subject to a right-of-way over part coloured yellow as shown on plan annexed hereto.

(f) 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 a stock depastured on the said land, while it is being (fenced), does not exceed 2645 sheep and 110 cows (being an increase of ten per cent on the assessed carrying capacity of the land in this lease) but the Commissioner may by notice in writing permit the lessee to depasture thereon any greater number should he deem it advisable or expedient so to do. Any permission so granted shall be subject to revocation or amendment by the Commissioner at any time and particularly in the event of a transfer. Any variation consented to by the Commissioner shall not affect the rent payable hereunder.

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

SIGNED by the Commissioner, on behalf of the Lessor, in the presence of:

Witness: *L. H. Gill*

Occupation: *Land Office Clerk*

Address: *Invercargill*

G. A. Jones
Commissioner of Crown Lands

SIGNED by the abovesigned as Lessee, in the presence of -

Witness: *W. H. Fraser*

Occupation: *clerk*

Address: *Remuera, Dunedin, Otago*
Invercargill

J. W. Fraser
Lessee

Land Information Property System (LIPS)

File Edit Property Contract Performance Budget Maint E-Mails Admin Window Help

Desktop

Interest - 12665 - BEAUMONT STATION

Interests (Leases, Easements etc)		Down Forest Licenses	
Identifier	12665/01	Rental	\$2,212.50
Other Party	SW MINTY	Address	RD 1
Type / Purpose	Pastoral Lease	Phone	01autau
Term	33 YEARS	Fax	
Commencement Date	01/07/1990		
Expiry Date	30/06/2023	Is the Interest current <input checked="" type="checkbox"/>	
Contingent Events		Add a new Event e.g. Fee Review, Interest Renewal <input type="button" value="New Event"/>	
Conditions			
Notes	KF File Ref: P's 091		

Save Close

!The unique identification number. If no number is allocated use the property ID number eg. 13786/1

Start GroupWise - Mailbox L:\Pastoral\Tenure... Land Information... Microsoft Word - Do... 09:24

Land Information Property System (LIPS)

File Edit Property Contract Performance Budget Maint E-Mail Admin Window Help

Desktop

Property Details - Property 12655:BEAUMONT STATION

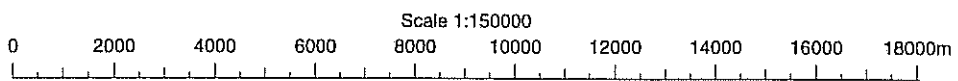
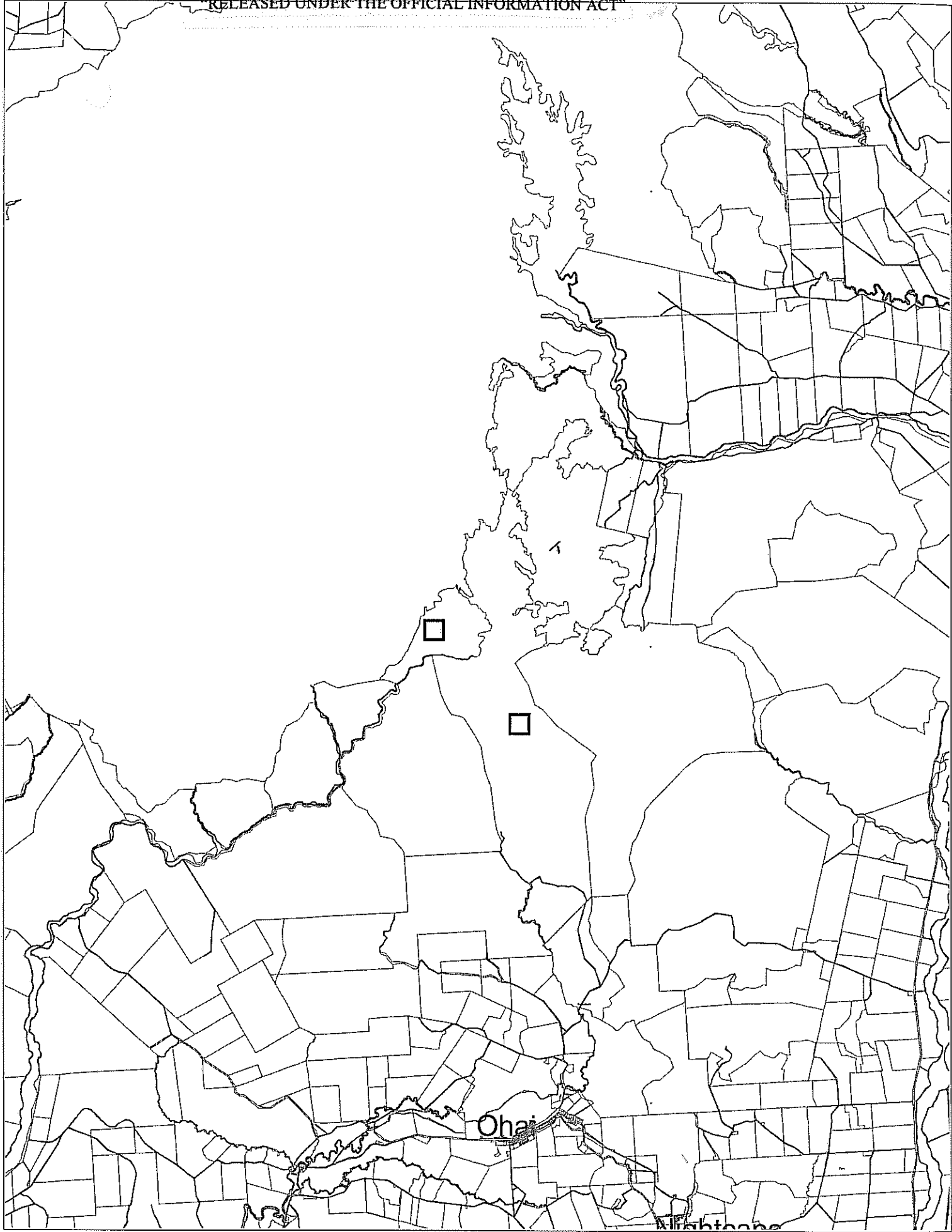
General More Confrcts Valuatn Accrning Liability Risk Disposal Interest Photo Events

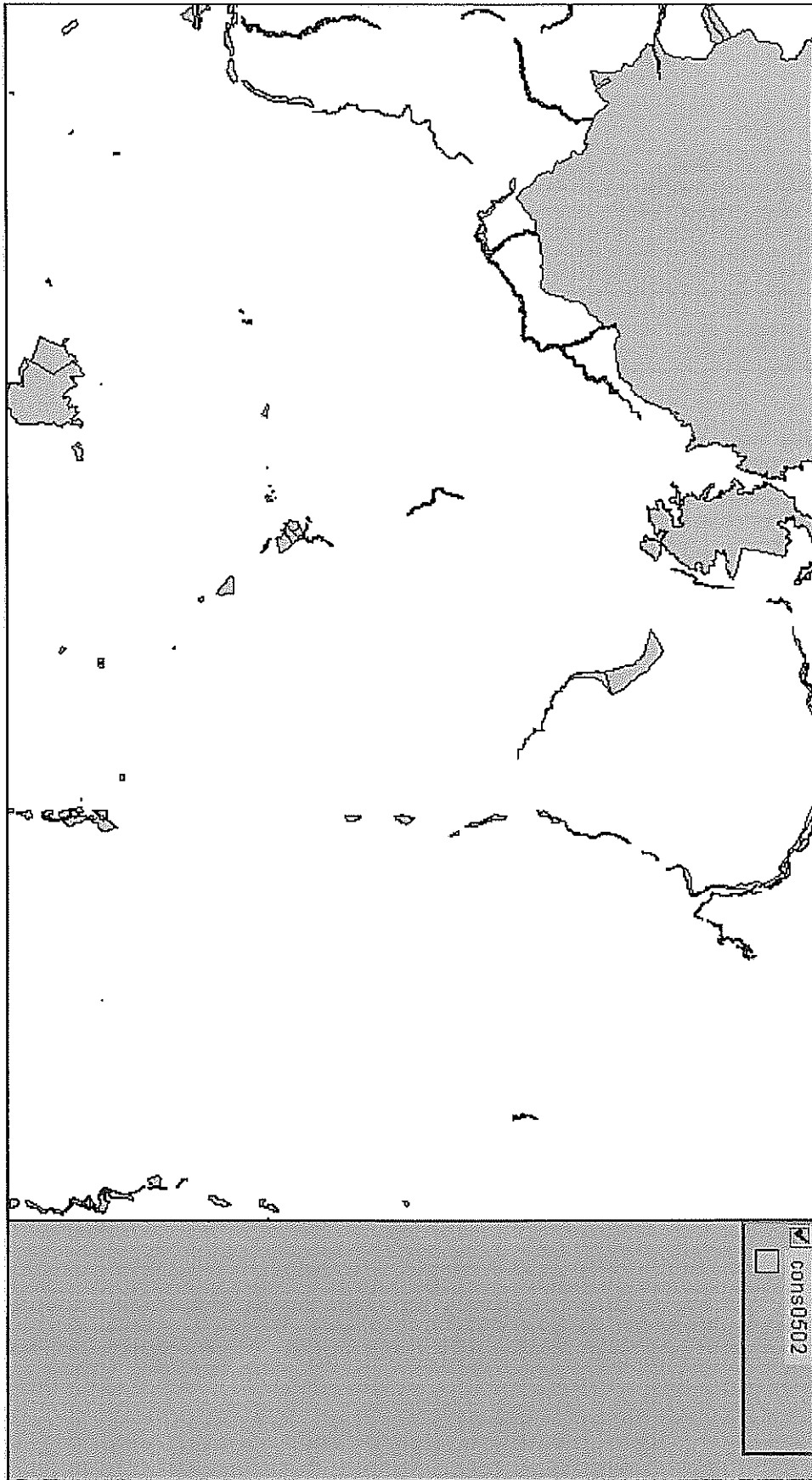
Identifier	Type	Other Party	Commencement Date	Expiry Date	Rental/Fees	
12655/01	Pastoral	SWAMINTY	01/07/1990	30/06/2023	12221250	Add Change Delete

Save Print Budget New Project Disposal Details Acquisition Details Close

Leased properties

Start GroupWise Mailbox L:\Pastoral\Tenure... Land Information... Microsoft Word - Do... 09:24





9/2

Land

139
989.1700

Extract Doc 3
allocation map
D 44
Pt Takitimu

State Forest

17

Letham
△ F+

16

G+
△

BEAUMONT

Run 656
3300 ha

Takitimu
S.F.

10

Nugget Hill
△ C+

Land

MT LINTON

Run 553

Morley
△ V+

River

14

15

V

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

Paul Dobbie 28

No.	DESCRIPTION	AREA	DEEMED OWNER	CATEGORY	AGREEMENT or COVENANT	CASE N
10	Part Takitimu State Forest situated in Block XXXVI, Takitimu Survey District. 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		
14	Part Takitimu State Forest situated in Block XX, Centre Hill Survey District. Now part of Sec 1 SO 12055	12ha	DOC	7		
15	Part Takitimu State Forest situated in Blocks XVI and XX Centre Hill Survey District. 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 10390	
17	Part Takitimu State Forest situated in Blocks II, III, VIII and IX, Wairaki Survey District. Now Sec 2 SO 12055	1577ha	DOC	7		
18	Part Section 270, Block XXX Takitimu Survey District 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 *Paul Dobbie*

RELEASED UNDER THE OFFICIAL INFORMATION ACT

206/6

059537.1 Land Improvement Agreement under the Soil Conservation and Rivers Control Amendment Act 1959 8.10.1979 at 1.40 p.m.

David
A.L.R.

059537.1 Variation of Mortgage 029526.1 10.7.1980 at 2.54 p.m.

Beene
A.L.R.

059537.2 Variation of Mortgage 045684.1 10.7.1980 at 2.55 p.m.

Beene
A.L.R.

059537.3 Variation of Mortgage 045684.2 10.7.1980 at 2.55 p.m.

Beene
A.L.R.

073397.1 Variation of mortgage 029526.1 25.8.1981 at 10.49 a.m.

Ward
A.L.R.

Part of The within land is now known as Sections 139, 140, 141 and 142 Block I Wairaki Survey District - 7.9.1983 at 2.13 p.m.
See New Appellation 098417.1.

Ward

A.L.R.

106128.1 Surrender of the within Lease as to part of Run 560 - 11.5.1984 at 2.26 p.m.

Ward

A.L.R.

106128.2 Pastoral Lease 7A/616 issued for Run 656 - 11.5.1984 at 2.26 p.m.

Ward

A.L.R.

106128.3 Pastoral Lease 7A/617 issued for Sections 139, 140, 141, 142 Block I Wairaki District - 11.5.1984 at 2.26 p.m.

Ward

A.L.R.

Cancelled duplicate destroyed

227924.1 New Appellation declaring part of the within land to be now known as Section 1 SO 12055 - 25.1.1995 at 9.05 a.m.

Jan Dolden
D.L.R.

206/6

Transfer of 76.570 of 3rd class farms
William Fraser to Helen Fraser of
Chair Charwood Women and William
Smith of Woodhouse Farmers Association
27-1-1960 at 2.15 p.m. *W. Davis*
ALL

205171
Certificates by the Commissioner of
Crown Lands increasing the annual
rental to £130. 18-5-1965 at
2.40 p.m. *W. Davis*
ALL

No. 205172 Variation of terms
18-5-1965 at 2.40 p.m. *W. Davis*
ALL

Transfer 205173 to Beaumont
Station Limited at Invercargill
18-5-1965 at 2.40 p.m. *W. Davis*
ALL

Mortgage 205174 to Helen Fraser
and William Fraser (jointly inter
se) and James William Fraser
in shares. 18-5-1965 at 2.40 p.m.
W. Davis
ALL

Mortgage 211306 to The State Advances
Corporation of New Zealand
18-5-1965 at 2.40 p.m. *W. Davis*
ALL

235749 Transmission of the shares of 205174
James William Fraser to Helen Fraser
of 6000 Cairnara widow and William
Smith of Cairnara Farm as executors.
4-6-1970 at 2.25 p.m. *W. Davis*
ALL

250428 Transmission of Mortgage
205174 to William Smith as
survivor 8-4-1971 at 12.30 p.m.
W. Davis
ALL

Variation of Mortgage 211306
18-8-1971 at 2.50 p.m. *W. Davis*
ALL

255856 Caveat by *W. Davis*
at 11.15 am *W. Davis*
ALL

REPRODUCTION (ON A REDUCED SCALE)
DEEMED TO BE A TRUE COPY OF THE
ORIGINAL REGISTER FOR THE PURPOSES OF
SECTION 215A LAND TRANSFER ACT 1952.
W. Davis D.L.R.

Variation of Mortgage 205174 30.7.1973 at
2.15 p.m. (consent of Caveator in Caveat
255856) *W. Davis* A.L.R.
entered 15-8-1973 *W. Davis*

085061.3

003336.1 Mortgage to Rural Banking and
Finance Corporation of New Zealand
29.7.1975 at 2.07 p.m. JUL 1975
W. Davis A.L.R.
for A.L.R.

003336.2 Mortgage to James Henry
Anderson 29.7.1975 at 2.08 p.m.
W. Davis
for A.L.R.

024018.1 Transmission of Mortgage
003336.2 to Margaret Jane Anderson
and John Sydney Guise as Executors
16.5.1977 at 9.11 a.m.
W. Davis
A.L.R.

025092.1 Variation of Mortgage 003336.1
14.6.1977 at 1.47 p.m.
W. Davis
A.L.R.

085061.4

029526.1 Mortgage to Rural Banking and
Finance Corporation of New Zealand
1.11.1977 at 1.40 p.m. JUL 1977
W. Davis A.L.R. *H. Finch*
For A.L.R.

029526.4 Mortgage to Dalgety Custodian
Limited 1.11.1977 at 4.40 p.m.
W. Davis A.L.R. *H. Finch*
FOR A.L.R.

029526.5 Memorandum of Priority making
mortgages 029526.4, 211306, 003336.1
and 029526.1 first, second, third and
fourth mortgages respectively 1.11.1977
at 1.40 p.m. *H. Finch*
for A.L.R.

085061.7

045684.1 Mortgage to Rural Banking and
Finance Corporation of New Zealand
12.4.1979 at 2.08 p.m. *W. Davis* A.L.R.

085061.8

045684.2 Mortgage to Rural Banking and
Finance Corporation of New Zealand
12.4.1979 at 2.09 p.m. *W. Davis* A.L.R.

050683.1 Variation of Mortgage 029526.1
18.9.1979 at 2.09 p.m. *W. Davis*
A.L.R.



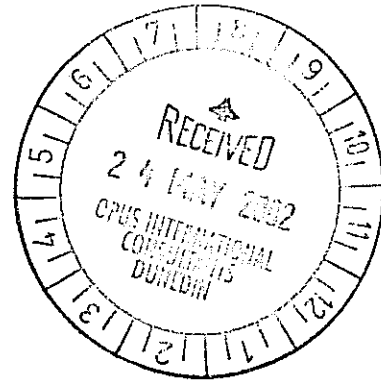


Department of Conservation
Te Papa Atawhai

File: PAP-03-02-416, PAP-03-02-418, PAP-03-02-419

23 May 2002

John Kirk
Property Consultant
Opus International Consultants Ltd.
Private Bag 1913
DUNEDIN



Dear John

Pastoral Lease Status Checks

Please find attached a map displaying the conservation units associated with Run 323C (Glenfellan) and the draft plans you supplied for the Glenaray and Beaumont pastoral lease status checks.

The concessions associated with conservation units that adjoin or are within Run 323C are as follows.

F430013

- MIN0008- mining at Victoria Gully
- MIN0259- mining permit at Nokomai River
- MLP2625- mining prospecting at upper Nokomai River and Victoria Gully

F430002

- LOE0051- access easement over marginal strip on true right bank of Nokomai
- MIN3127- mining on Nokomai River
- MLP2625- mining prospecting at upper Nokomai River and Victoria Gully

There are no concessions associated with F430005.

Please contact me if the map and this associated information are not to your satisfaction.

Regarding the Glenaray and Beaumont pastoral status checks, the property boundaries on the supplied draft plans are unclear. Could you please high light the said boundaries and return the altered plans to me. Once I have received the altered plans and any comments you have regarding Glenfellan I will continue processing the remaining three pastoral lease status checks.

Yours sincerely


Bruce Hill
for Conservator

souco-34030 - tenure review plans

Southland Conservancy

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

Master Details Menu

[Sales](#)

[General Maintenance](#)

[View Change History](#)



[Today's Charges](#)



[e-valuer](#)

Master Details

Qpid: 1518042 **Val.Ref.:** 30390 / 46000

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

Valuations
Rating Valuation: Capital 1200000 Land 950000 Improvement 250000
Special Rating Valuation:

Owner/Occupier Details

Type	Name	Address
Owner1	Land Information New Zealand	P O Box 27 Alexandra 9181
Occupier	Struan William Minty	Wairaki Valley No 1 Rd Otautau 9
Occupier	Alymer Downs Trust	

Certificate of Titles:

Legal Descriptions: P91 RUN 656 BLKS II VIII IX XV XI WAIRAKI SD BLKS XXXII XXXVI TA
Land Area: 3300.0000Ha

TORAS

Code:33100

Tenure	Ownership	Rateability	Apportionment
Clearly Leased	Crown-Ministries/Departments	Rateable	NOT APPLICAE

Land Use Data

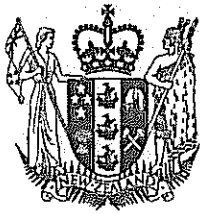
Zone:	1B	Use:	Store sheep
Units:	1	Sub:	0
Car Parks:	0	Maori Land:	
Age:		Roof Const.:	
Wall Const.:		Floor Area:	0
Site:	0		
Land Area:	3300.0000Ha		



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COMPUTER INTEREST REGISTER UNDER LAND TRANSFER ACT 1952



Historical Search Copy


R. W. Muir
Registrar-General
of Land

Identifier SL7A/616
Land Registration District Southland
Date Registered 11 May 1984 02:26 pm

Prior References
SL206/6

Type	Lease under s83 Land Act 1948	Term	33 years commencing on the 1st day of July 1957 and renewed for a further 33 years commencing on 1.7.1990
Area	3300.0000 hectares more or less		

Legal Description Run 656

Original Proprietors
Struan William Minty

Interests

- 051308.1 Land Improvement Agreement pursuant to the Soil Conservation and Rivers Control Amendment Act 1959 - 8.10.1979 at 1.40 pm
- 225287.1 Variation of the within lease renewing the term for a further 33 years commencing on 1.7.1990 and increasing the annual rental of \$2,212.50 and the rental value of \$147,500.00 - 20.10.1994 at 11.00 am
- 252297.7 Mortgage to Bank of New Zealand - 26.8.1997 at 10.30 am
- Subject to Part IVA Conservation Act 1987
- 5106765.1 Departmental Dealing to bring down memorial pursuant to Part IVA Conservation Act 1987 as per Variation of Renewal 179721.1 - 12.11.2001 at 9:30 am

L. & S.—B. 4

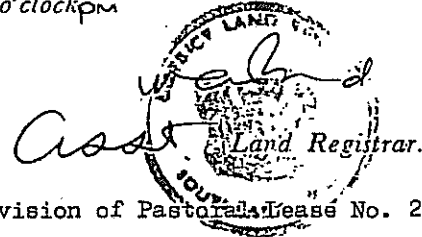
NEW ZEALAND

Former Part of Vol. 206 fol. 6

11th day of MAY

L. & S. Ref. No. P 91

1981, at 2.26 o'clock PM



7A 616

Pastoral Lease under the Land Act 1948

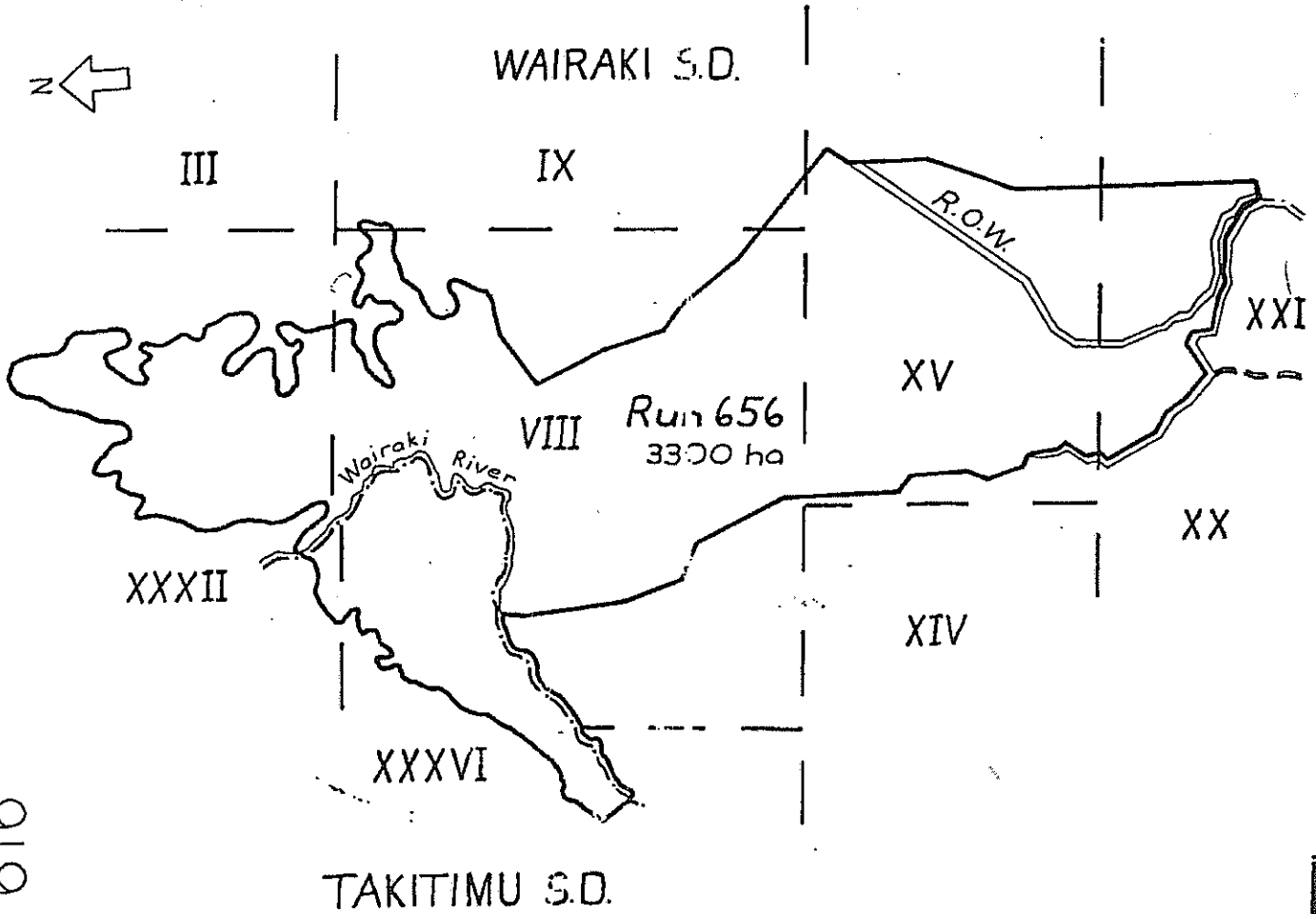
ISSUED PURSUANT TO SECTION 93 of the Land Act 1948 on the subdivision of Pastoral Lease No. 27.

This Deed, made the 3rd day of December 1981 between HER MAJESTY THE QUEEN (hereinafter referred to as "the Lessor") of the one part, and BEAUMONT STATION LIMITED, a duly Incorporated Company having its registered office at Invercargill

(hereinafter referred to as "the Lessee"), of the other part: WITNESSETH that, in consideration of the rent hereinafter reserved, and of the covenants, conditions, and agreements herein 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, all that parcel of land containing by estimation 3300 hectares

more or less, situated in the Land District of Southland, and being Run 656, situated in Blocks XXXII, XXXVI, Takitimu Survey District and Blocks II, VIII, IX, XV and XXI, Wairaki Survey District

as the same is more particularly delineated with bold black lines on the plan hereon; together with the rights,—



7A 616

SO 10390
Ex. 12811



...TO HOLD the said premises intended to be hereby demised unto the Lessee for the term of 33 years, commencing on the 1st day of July 1957, and terminating on the 31st day of June 1990, YIELDING and paying therefor for the first year of the said term unto the Department of Lands and Survey at Invercargill the annual rent of \$ 330.00 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 33 years... AND the Lessee doth hereby covenant with the Lessor as follows:

- 1. That without derogating from or restricting the covenants contained and implied in this lease and on the part of the Lessee to be performed or complied with the Lessee will not at any time during the said term depasture on the land hereby demised more than 1995 sheep which number shall not include more than 85 cattle which number shall not include more than ... PROVIDED HOWEVER that the Lessee may with the prior written consent of the Land Settlement Board carry such additional stock on such terms and conditions as may therein be specified subject nevertheless to the right of the Land Settlement Board to revoke or vary such consent at any time.
2. That the Lessee will at all times farm the land hereby demised in a manner to promote soil conservation and prevent erosion and will comply with the provisions of the Soil Conservation and Rivers Control Act 1941.

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

THAT pursuant to the provisions of the Noxious Animals Act 1956 officers and employees of the New Zealand Forest Service and other authorised persons shall at all times have a right of ingress, egress, and regress over the land comprised in this lease for the purpose of determining whether such land or any adjoining land is infested with deer, wild goats, wild pigs, opossums, or other animals which the said Service is charged with the duty of exterminating or controlling, or for the purpose of destroying any such animals: Provided that such officers, employees, and other authorised persons in the performance of the said duties shall at all times avoid undue disturbance of the Lessee's stock.

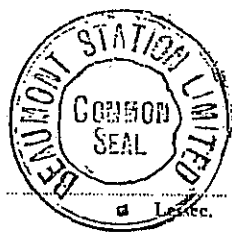
AND it is hereby declared and agreed that these presents are intended to take effect as a Pastoral Lease of pastoral land under Section 66 of the Land Act 1948, and the provisions of the said Act and of the regulations made thereunder applicable to such leases shall be binding in all respects upon the parties hereto in the same manner as if such provisions had been fully set out herein.

SCHEDULE OF IMPROVEMENTS BELONGING TO THE CROWN
N:1

IN WITNESS whereof the Commissioner of Crown Lands for the said Land District, on behalf of the Lessor, has hereunto set his hand, and these presents have also been signed by the said Lessee.

Signed by the said Commissioner on behalf of the Lessor, in the presence of—
Witness: [Signature]
Occupation: Clerk, Department of Lands and Survey
Address: Invercargill.
THE COMMON SEAL OF BEAUMONT STATION LIMITED was hereunto affixed
Signed by the said Lessee in the presence of—
Witness: [Signature]
Occupation: [Signature]
Address: [Signature]

[Signature]
Commissioner of Crown Lands.



Director
Director

7A/616

08.1 Land Improvement Agreement under the Soil Conservation and Rivers Control Amendment Act 1959 - 8.10.1979 at 1.40 p.m.

wahd

A.L.R.

108283.1 Transfer to Struan William Minty of :
Beaumont Station farmer (as to an undivided one-half share) and Lynette Rae Minty of Beaumont Station married woman, Thomas McNeil, Pryde of Invercargill solicitor and John Gordon Minty (Jnr) of Mossburn farmer (as to an undivided one-half share) (jointly inter se) as tenants in common in the said shares - 11.7.1984 at 2.50 p.m.

wahd

A.L.R.

110852.1 Mortgage to MacDonald & Bayley Nominees Limited - 27.9.1984 at 2.18 p.m.

DISCHARGED
25
27.9.1984

wahd

734441

110953.1 Mortgage to Rural Banking and Finance Corporation of New Zealand 19.9.1984 at 2.31 p.m.

DISCHARGED
9 APR 1985

A.L.R.

115471.2 Variation of Mortgage 110953.1 - 14.2.1985 at 2.28 p.m.

H.K.

A.L.R.

120276.2 Mortgage to Rural Banking and Finance Corporation of New Zealand. - 8.7.1985 at 2.05 p.m.

DISCHARGED
26 AUG 1985

wahd
for DLR

A.L.R.

120276.3 Memorandum of Priority making mortgages 120276.2 and 110953.1 first and second mortgages respectively - 8.7.1985 at 2.16 p.m.

wahd

A.L.R.

130287.2 Variation of mortgage 110953.1 - 9.6.1986 at 2.11 p.m.

H.K.

A.L.R.

142071.1 Mortgage to Rural Banking and Finance Corporation of New Zealand - 1.7.1987 at 1.48 p.m.

DISCHARGED
26 AUG 1987

H.K.
for DLR
A.L.R.

171386.1 Transfer of the one half share of Lynette Ray Minty, Thomas McNeil Pryde and John Gordon Minty (Jnr) to Struan William Minty abovenamed - 12.2.1990 at 11.06 a.m.

H.K.
A.L.R.

DISCHARGED

202440.1 Mortgage to Wrightson Farmers Union Limited - 5.10.1992 at 10.46 a.m.

26 AUG 1992
for DLR

H.K.
A.L.R.

225287.1 Variation of the within Lease renewing the term for a further 33 years commencing on 1.7.1990 and increasing the annual rental of \$2,212.50 and the rental value of \$147,500.00 - 20.10.1994 at 11.00 a.m.

H.K.
A.L.R.

182820.1 Change of Name of the mortgagee in Mortgages 120272.2 and 142071.1 to The Rural Bank Limited 21.12.1990 at 11.29 a.m.

H.K.
for DLR

252297.7 Mortgage to Bank of New Zealand - 26.8.1997 at 10.30

H.K.
for DLR



PARTIAL DISCHARGE OF LAND IMPROVEMENT AGREEMENT

NO. 051308-1

SOUTHLAND CATCHMENT BOARD the Grantor under Land Improvement Agreement No. 051308-1 under the Soil Conservation and Rivers Control Amendment Act 1959 from BEAUMONT STATION LIMITED the Grantee there- under HEREBY RELEASES AND DISCHARGES ALL THOSE pieces of land described in the Schedule hereto from payment of all moneys intended to be secured by the said Land Improvement Agreement and from all obligations therein contained or implied BUT NEVERTHELESS without releasing the balance of the land comprised in the said Land Improvement Agreement or the said Grantee or any other person or any other security from payment of the moneys still remaining owing or unpaid under the said Land Improvement Agreement.

DATED the 28th day of June 1982.

SCHEDULE

<u>Title</u>	<u>Area</u>	<u>Description</u>
183/245	1238.5664 ha	Section 41 and Part Section 3 Block XXVII and Sections 36 37 and 38 Block XXVIII Wairaki District parts of the said land being more particularly shown a lots 1 2 and 3 on Deposited Plan No. 2103
198/143	684.6142 ha	Parts Section 3 Blocks XXI and XXVII Wairaki District

The Secretary of the Southland Catchment Board on behalf of and by direction of the Board

in the presence of:

[Handwritten signature]
IN WITNESS WHEREOF
CHARGED ACCOUNTANT

Correct for the purposes of the Land Transfer Act

[Handwritten signature]
Solicitor for the Grantor.

CDI 515 - Request Manual Copy			
Document Type	Instrument	Request Id	15234
Reference Number	051308.1	User Id	JKIRK
Land District	Southland	Request Date	08/03/2002 11:12:09
Method of Delivery	Fax	Client Reference	6NLTPE02486YD
Requested By	JOHN KIRK	Status	Pending
<input type="checkbox"/> Certified Copy			
Comments	BEAUMONT - LAND IMPROVEMENT AGREEMENT		
Delivery Details			
Firm	Opps International Consultants Ltd (Dunedin)		
Primary Contact	Mr Robin Whelan		
Street	Private Bag 1913		
Town	Dunedin		
Country	New Zealand		
Postcode			
Fax Number	03 474 9995		
Fees			
		OK	Cancel

DISCHARGED

085061-1

153/2415
198/143

JUN 20 2 05 PM '82



APPLICATION FOR REGISTRATION OF A LAND IMPROVEMENT AGREEMENT
UNDER THE SOIL CONSERVATION AND RIVERS CONTROL AMENDMENT ACT 1959

TO: The District Land Registrar,
Invercargill.

PURSUANT to the provisions of the Soil Conservation and
Rivers Control Amendment Act 1959, I, ALASTAIR JOHN MCKELLER
of Invercargill, Secretary, an authorised Officer in relation
to the Land Improvement Agreement made with Southland
Catchment Board, DEPOSIT HEREWITH a duplicate of a Land
Improvement Agreement duly certified by me AND I CERTIFY
that the Agreement is one that may be registered against the
lands hereinafter described AND I HEREBY APPLY for the
registration of the Agreement against the land.

Land Affected by Registration

Name: Beaumont Station Limited, a duly incorporated
Company having its registered office at
Invercargill.

Situation: Beaumont Station, Wairaki and Takitimu
Survey Districts

Total Area: 4896.6962 ha Pastoral Lease and 1923.1806 ha
Fee Simple

Description of
Pastoral Lease: All that parcel of land containing
4896.6962 ha being Run 560 Wairaki
Survey District and Takitimu Survey
District being all the land comprised
and described in Pastoral Lease No. P.
27 entered in Register Volume 206 folio
6 Southland Registry

Description of
Fee Simple: 1. ALL THAT parcel of land containing
1238.5664 ha being Section 41 and Part
Section 3 Block XXVII and Sections 36,
37 and 38 Block XXVIII Wairaki District
parts of the said land being more
particularly shown as Lots 1, 2 and 3
Deposited Plan 2103 being all the land
comprised and described in Certificate
of Title Volume 183 folio 245 Southland
Registry (Kaitiaki)

2. ALL THOSE parcels of land containing
together 684.6142 ha being Parts Section

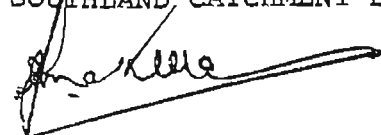


3 Blocks XXI and XXVII Wairaki District
being all the land described in Certificate
of Title Volume 196 folio 143 Southland
Registry.

198
(Limited as to Part 198)

DATED at Invercargill this 4th day of October 1979

SOUTHLAND CATCHMENT BOARD



Secretary

051308/
198/143: 183/245
206/c
DISTRICT REGISTRY
INVESTIGATOR NO. 2
OCT 8 1 40 PM '79
Dain
ML

SOIL AND WATER

CONSERVATION

PLAN No. 22

BEAUMONT STATION ~ OHAI



Wairiki headwaters.

11 NOV 1978

AN AGREEMENT made this 17 day of August One thousand nine hundred and seventy nine BETWEEN SOUTHLAND CATCHMENT BOARD constituted under the Soil Conservation and Rivers Control Act 1941 (hereinafter called "the Board") of the one part AND Beaumont Station Limited.

Farmer/Farmers (hereinafter called "the Owner/Owners" which expression shall where the context so admits or implies include their executors, administrators and assigns) of the other part
owns/own

WHEREAS the Owners has/have a lease and freehold title of the land described in the first schedule hereto (hereinafter called "the said land").

AND WHEREAS pursuant to the subsection (3) of Section 30 of the said Act as amended by the Soil Conservation and Rivers Control Amendment Act 1959 the Board is duly authorised to make payments as grantor to the Owner/Owners for the purposes of the agreement specified upon terms and conditions in conformity with the Subsection (as so amended).

NOW THIS AGREEMENT WITNESSETH and IT IS HEREBY AGREED AND DECLARED as follows:-

1. The Owner/Owners in consideration of the subsidy at the rate or rates set forth in the second schedule hereto hereinafter agreed to be paid or credited to him/them by the Board DO TH HEREBY AGREE within or during (as the case may be) the periods specified in such second schedule to carry out the works and farming practices set out in Parts I and II thereof respectively.
2. The Board in consideration of the agreements herein contained to be observed and performed on the part of the Owner/Owners shall pay or credit to the Owner/Owners a subsidy at the rate or rates set fourth in Part I of the second schedule hereto as payable if such works are completed to the satisfaction of the Board within the periods specified in such part.
3. IF the Owner shall make default in the observance or performance of any covenant on his part hereinbefore contained and such default shall continue for a period of fourteen days after written notice thereof has been served on the Owner by the Board setting out the nature of such default and requiring the Owner to remedy the same then the Owner shall within seven days of demand being made on him by the Board pay to the Board the amount expended by the Board on the works up to the date of such default and such amount shall be recoverable by the Board in accordance with the provisions of Section 30A of the Soil Conservation and Rivers Control Act 1941.
4. The Owner/Owners shall permit the officers servants and agents of the Board at any time by day to enter upon the said land to ascertain whether the Owner/Owners has/have complied with his/their obligations hereunder, provided that the Board shall first give not less than 24 hours notice of its intention so to do to the Owner/Owners.

THE FIRST SCHEDULE

Description of Property

<u>Leasehold</u>	:	Run No. 560, Wairaki and Takitimu S.D. : 4896.87ha
<u>Freehold</u>	:	Pt. Sec. 3 and Sec. 41 Block XXVII and Secs. 36, 37 and 38 Block XXVIII part being Lots 1, 2, 3 D.E. 2103, Wairaki S.D. : 1925.1982ha
<u>Total Area</u>	:	<u>6822.0582ha</u>

H. M. Sutherland
G. Bruce Kamille
Matthew Victor Dickie

3072 *[Signature]*

NOTE: Job 7, Year 5, (Fence G-H) is not part of the Plan until approved by the National Water and Soil Conservation Organisation.

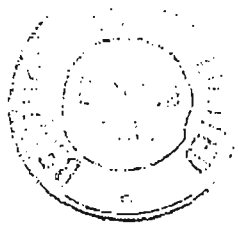
re found in the Soil Conservator

<u>Farming Practices</u>	<u>Period during which practices are to be applied</u>	<u>Conditions</u>
<u>Fencing</u>	For the term of any Crown Lease or Licence issued over the property described in the First Schedule hereto or for a period of thirty years (30 years) after freehold title is obtained.	To be maintained in a stockproof condition.
<u>Oversowing and Topdressing</u>	5 years from date of completion	(1) That each block be grazed in accordance with good husbandry and accepted farm practices. (2) That within 2 years of sowing a further equivalent of not less than 200 kg of 44/46 super per ha be applied at the owners expense.
<u>Retirement</u>	Permanent following completion of fence G - H	Land to be removed from the lease with grazing rights surrendered following construction of fence G-H
<u>Spelling</u>	5 years from date of completion of fence D - C - F.	That the block be spelled entirely from grazing.

IN WITNESS WHEREOF these presents have been executed the day and year hereinbefore written.

Signed by the abovenamed)
 in the presence of)

[Signature])
[Signature])
 SIGNED BY)
[Signature])



and by)

the Secretary
 The members of the Southland Catchment Board on behalf of and by direction of the Board

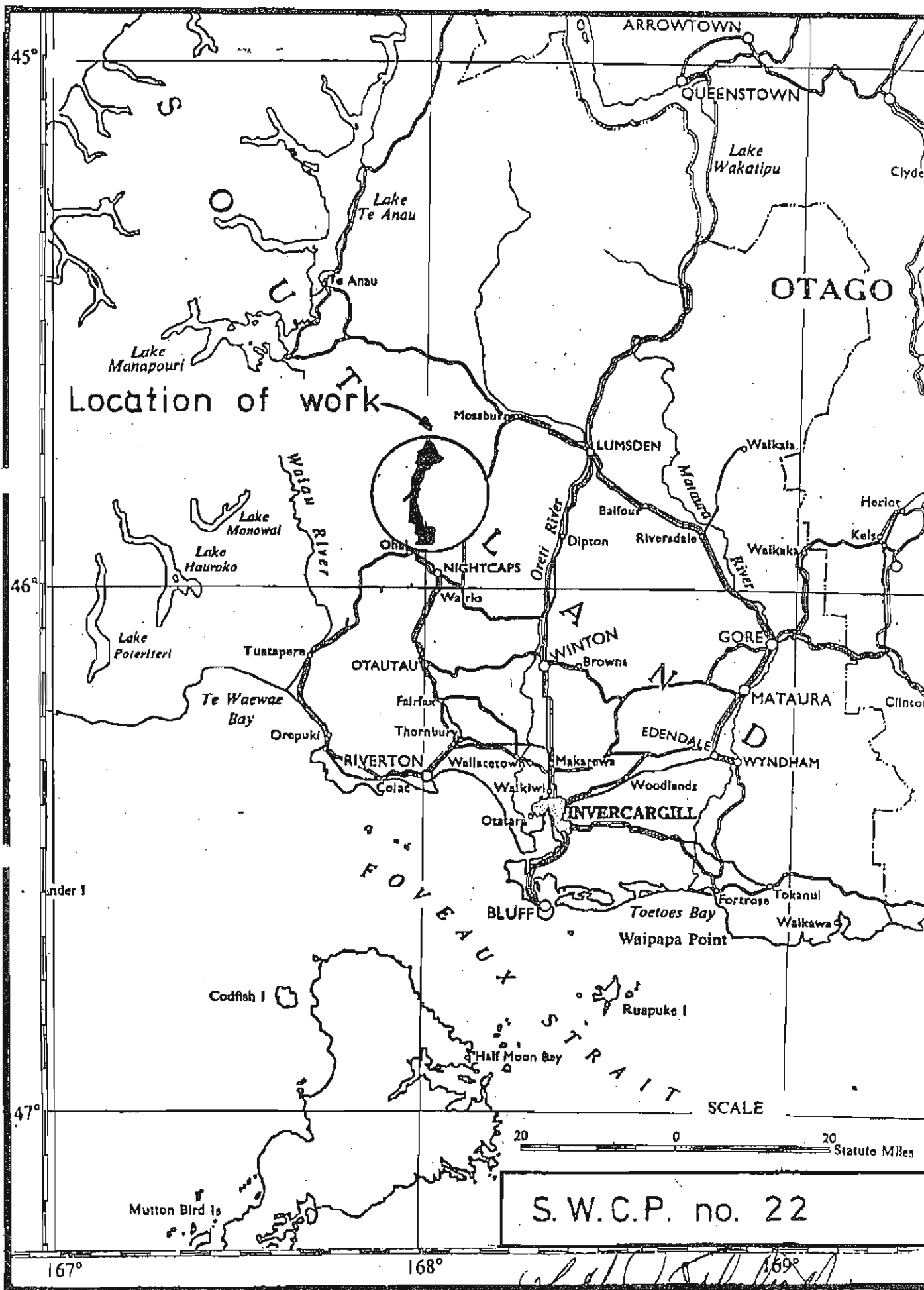
In the presence of:

[Signature]

[Signature]

Secretary to Southland Catchment Board

Land Improvement Agreement dated August 1979 made between Beaumont S. Southland Catchment Board.



Location of work



S.W.C.P. no. 22

Handwritten signatures and notes at the bottom of the map, including names like "G. J. ...", "M. V. ...", and "F. H. ...".

TELEGRAMS: "CATCHMENT"



P.O. BOX 408

SOUTHLAND CATCHMENT BOARD

143 SPEY STREET, INVERCARGILL, N.Z.

TELEPHONE: 89-129

SOIL & WATER CONSERVATION PLAN NO. 22

BEAUMONT STATION

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- .02 Area and tenure
- .03 Physical description
 - .03.1 Climate
 - .03.2 Geology
 - .03.3 Topography
 - .03.4 Soils
 - .03.5 Vegetation
 - .03.6 Water resources
- .04 Erosion
 - .04.1 Elbow Creek area
 - .04.2 Aparima headwaters
 - .04.3 Wairaki Hills
- .05 Land inventory and landuse capability
- .06 Management and landuse
 - .06.1 Landuse
 - .06.2 Management

2. CONSERVATION AND WORKS

- .01 Problems
 - .01.1 Problems for the Runholder
 - .01.2 Problems from a soil and water conservation point of view
- .02 Proposed programme
- .03 Proposed management
- .04 Specifications and unit costs
 - .04.1 Fences
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- .05 Economics
- .06 Legal agreement and conditions
- .07 Plan preparation and acknowledgements

3. MAPS

- .01 Land inventory (3 Maps)
- .02 Landuse capability (3 Maps)
- .03 First five year programme (3 Maps)

M. W. D.
[Handwritten signature]

[Handwritten signature]

[Handwritten mark]

1. DESCRIPTION OF PROPERTY

.01 Location and Access

Beaumont Station is bounded on the north by the Aparima river and extends as far south as Ohai township. The homestead is 6.5km from Ohai and is served by a good gravel road.

Map Reference (Homestead)

N.Z.M.S.1: Sheet 159 G.R. 015627

Air Photo References (1966)

Run	Photo No.'s
5168	3 - 5
5169	3 - 5
5170	4 - 6

Catchment Numbers

789 000	Aparima River
797 179	Morley River
797 320	Wairaki River
797 326	Letham Burn

Business Centre

Invercargill 82km

Railhead

Ohai 6.5km

Freezing Works

Makarewa 7.0km

Telephone Exchange

Otautau

.02 Area and Tenure

Leashold

Run No. 560, Wairaki and Takitimu S.D. 4897ha

Freehold

Part Section 3, 37 and 41;
Sections 36 and 38; Lots 1, 2, 3,
D.P. 2103, Wairaki Survey District 1925ha

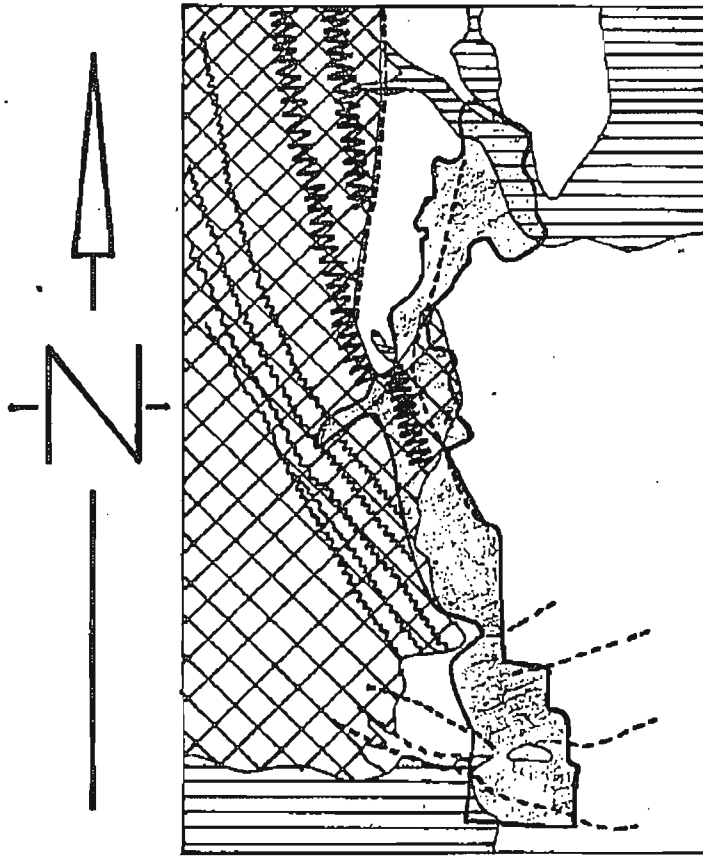
Total Area: 6822ha

[Handwritten signature]
3032
M.V.O

Fig. A


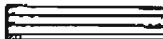




BEAUMONT STATION

Simplified Geology



Scale: 1:250,000
 Source: Sheet 24,
 Geological map of N.Z.
 D.S.I.R.

LEGEND

-  area covered by Beaumont station
-  Post Tertiary sedimentary rocks and gravels
-  Mesozoic sedimentary rocks
-  Palaeozoic volcanic breccias and sills
-  Major volcanic sills
-  Major post Tertiary faults

Handwritten signature and initials:
 M.V.D.
 [Signature]

Tenure

The lease was renewed in 1957 for a period of 33 years, with a perpetual right of renewal. Annual rental : \$460.00. Stock limitation : 2640 sheep and 110 cows.

Owner

Beaumont Station Limited, taken over in 1965.

Manager

Mr L. Simpson

The property is extremely elongated in a north south direction, being 26km long while varying in width from 200 metres to 4kms

.03 Physical Description

.03.1 Climate

The area is exposed to strong winds from both south and north west and in many areas these winds are funnelled by the topography to create potential erosion hazards.

Frosts can occur on any day of the year and snow is common from May to October but due to the generally low altitude snow does not pose a risk to stock.

The average annual rainfall over the property is approximately 1,000mm and rain occurs on about 160 days during the year. Rainfall distribution is even but its effectiveness is lowered during the summer months and drought conditions may occur.

.03.2 Geology

The length of the run co-incides with an important geological boundary which affects the topography and the propensity to erosion. This north-south boundary is between the older largely volcanic breccias and intruded sills of the Takitimu group (Upper Palaeozoic in age) and the unconformably overlying indurated sedimentary tuffs, conglomerates, sandstones and mudstones of the "Southland syncline" sequence (Mesozoic in age). The following simplified geological map (Fig A) shows the distribution of these two broad rock types and illustrates particularly the relationship between the volcanic sills and the eroded areas near Elbow Creek. The extent of relatively recent faulting (Late Tertiary and Quaternary age) is also shown.

Pleistocene glaciation affected the area by producing a series of at least four remnant surfaces in the form of pediments, solifluxion slopes and outwash terraces.

[Handwritten signature]
MVD
[Handwritten mark]

.03.3 Topography

Structural Influences

The topography of the area of older volcanic breccias and sills in the central portion of the run has relatively low rounded relief explained by the fact that the area is on the down-throw side of a major faulted zone. The ridges in this area trend in a NW/SE direction and are formed on the more resistant sills. Valleys tend to follow the more easily weathered breccias.

To the north and south, where the harder mesozoic rocks dominate, the relief is more broken. To the north this is influenced by the north-south trending fault zone where the up-faulted eastern side forms the prominent line of the Wairaki Hills along the eastern run boundary.

Drainage

In the southern portion of the run the Morley Stream drains to the south and west and in the vicinity of the home-stead the topography is rolling while the land is more deeply dissected in the headwaters of this stream.

The central part of the run is drained to the West by the Letham Burn and Elbow creeks, both tributaries of the Wairaki River. Near the confluence of these two streams the relief is dominated by swamps and terraces, evidence of aggradation, whereas in their headwaters in the Wairaki hills, active down cutting has produced deeper and steeper valleys.

The northern section of the run drains to the east via the Aparima river and its tributary, Pleasant Creek. This area is dominated by swamps and outwash terraces.

Altitude

Altitude ranges from 250 metres a.m.s.l. near the home-stead to nearly 1,000 metres at the Letham, but the average altitude would be towards the lower range at about 380 metres.

.03.4 Soils

The prevalent soils on the run are strongly leached high country yellow - brown earths of low fertility, weak structure and low density, they are highly erodable where the cover is burnt or overgrazed.

Soils of the floodplains and low terraces

These areas consist of Tuatapere silt loam and Tuatapere shallow soils formed from relatively fertile and free-draining recent alluvium.

Makarewa silt and Manapouri peaty silt loams are found on poorly drained areas in association with Tuatapere soils.

[Handwritten signatures and initials]
M.V.R.

Soils of the terraces

The main soil of this area is the Letham silt loam formed on weathered gravels. In the dryer northern area Glenelg silt and sandy loams are found. Wetter areas support the Weydon peaty silt loam while quite extensive areas of swamp on the northern terraces give rise to Otanomomo peats.

Soils of rolling and hilly lands

The majority of the soils on the run are within this category. The Malakoff silt loam is formed on volcanic parent material and found on rolling surfaces with rock outcrops, it is well drained with moderate to strong granular structure. The Malakoff hill soils have the same parent material but are found on moderately steep to steep hill slopes.

Morley silt and sandy loams have some loessial and some volcanic content; located on undulating surfaces they are deep with friable topsoils, of weak granular structure, subsoils have heavy textures and weak blocky structure. Morley hill soils have similar parent materials but are found on steeper slopes.

Waterloo silt loams are formed on well weathered alluvial parent material and are stony, well drained and of weak structure. Waterloo hill soils are found on the steeper slopes of old out-wash surfaces.

On the undulating interfluves formed on Mesozoic greywackes the Taringatura silt loams are found, they are moderately well drained and have heavy textures with fairly firm close-knit nut or blocky structures. Taringatura hill soils are of similar origin and nature but are found on moderately steep hill country. Wetter poorly drained areas on the hill country support the gleyed Etal peaty silt loam.

Steepland soils

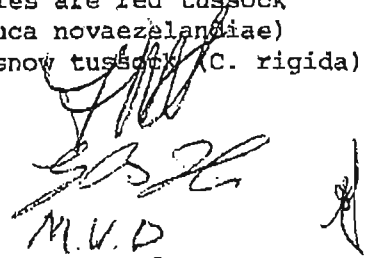
The majority of the steeper hill country supports the Waikaia steepland soil which is formed on both greywacke and volcanic parent material and is stony with weak structures. Smaller areas of Twinlaw steepland soils are found in the central area, these soils have more strongly developed structures.

Eylinton steepland soils are found under forest and have very weak structures and thin topsoils.

.03.5 Vegetation

The forest is dominated by silver beech (*Nothofagus menziesii*) with isolated red beech (*N. fusca*) at lower levels. In the south-eastern part of the run one small remnant forest area is dominated by broadleaf (*Griselinia littoralis*).

On the grassland the dominant species are red tussock (*Chionochloa rubra*) and hard tussock (*Festuca novaezealandiae*) with silver tussock (*Poa caespitosa*) and snow tussock (*C. rigida*) also being important.


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Bracken fern (*Pteridium aquilinum*) is common on darker faces all over the property while moisture loving species of plant such as flax (*Phormium tenax*) are more common towards the south end and shrubs such as matagouri (*Discaria barmatou*) are found to the north.

Low producing introduced grasses are found over most of the property while high producing grasses and clovers are confined to the improved country at the southern end.

.03.6 Water Resources

Of the three rivers draining the property, the Aparima is the most significant in terms of flooding and low flows. Most low flow water in the Aparima comes from the relatively undeveloped headwaters areas. This is demonstrated by information from low flow gaugings that compare the water yield from the catchment above Dunrobin (upper catchment) with the yield from the catchment above Thornbury (most of the catchment) four such gaugings show that on average the upper catchment produces 4.4 times the yield of the catchment as a whole. (30.4 litres per square km versus 7.0/sq km) The Beaumont portion forms some 10% of the total upper catchment area. It can therefore be assumed that the undeveloped tussock and bog in the northern part of Beaumont Station plays a significant part in the maintenance of the Aparima low flows. This is borne out by local observation of water flow from the bogs during droughts.

It is probable that the bogs in the Aparima headwaters also play a part in the storage of water during floods and so reduce the peaks.

These bogs are vulnerable to damage by stock, especially cattle, even in low densities, as they trample the margins and reduce the water - holding capacity of the tussock and moss - covered zones which form buffers between the bogs and the dryer land. As these margins lose their water so the bog begins to dry out from the edges and can no longer support its own unique vegetation. Once dry, the organic material of the bog quickly decomposes and loses its volume - which is its main value for water conservation.

.04 Erosion

In general, susceptibility to erosion is related to the soil structure and location with respect to wind hazard and steepness. The weakly structured dryer terrace, hill and stepland soils are at most risk.

Specific Erosion Problems

.04.1 Elbow Creek Area

Severe sheet and wind erosion has taken place in this area and is related to the following causes:-

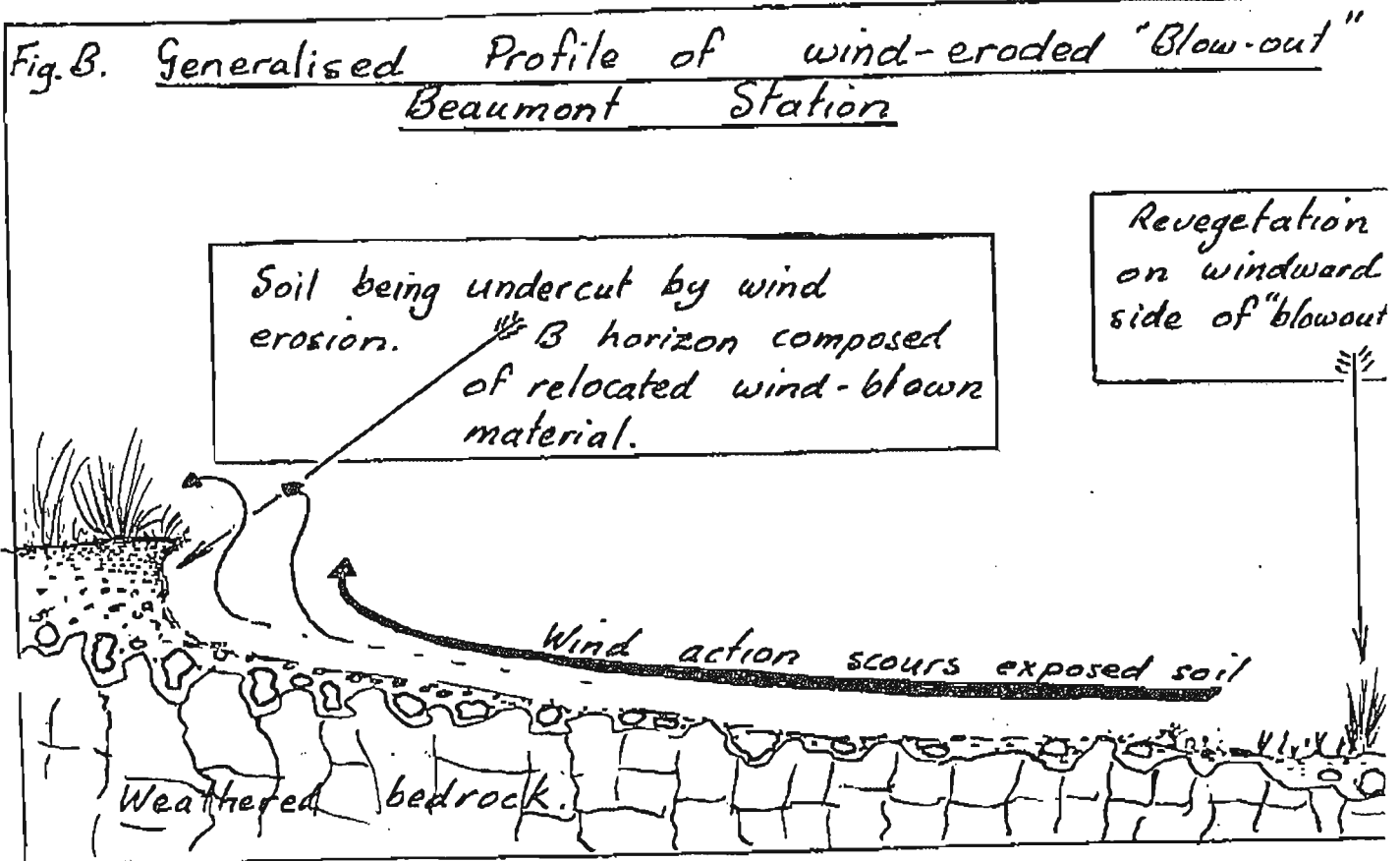
- (a) The underlying large volcanic sill which is a porphyrite composed of up to 50% large feldspathic phenocrysts set in a groundmass composed of feldspathic and silicic material.

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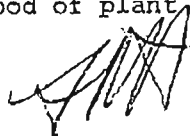
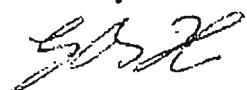
It appears that the groundmass is more readily weathered (probably due to the presence of the chlorite) and the crystals that are left give rise to a weakly structured granular soil.

- (b) The topography of the area tends to funnel the already strong N-W winds.
- (c) Depletion of the tussock cover by past burning, rabbit infestations and poorly managed grazing.

The form of this erosion is illustrated in the following diagram (Fig. B).



Revegetation of the eroded areas occurs but slowly on the exposed rock and it appears that the rate of further erosion is greater than the rate of revegetation. This situation is aggravated by frost - lift in winter and drought in summer while grazing by stock reduces the likelihood of plant spread even further.



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.04.2 Aparima Headwaters

Overall erosion in this area is slight but there are localised areas of moderate sheet and wind erosion on poorly structured soils especially on the exposed terraces along the Aparima River.

.04.3 Wairaki Hills

Some areas of sheet and scree erosion occur on and about the steeper scarp faces where the Mesozoic sedimentary rocks outcrop.

.05 Land Inventory and Landuse Capability

The land inventory and land use capability are fully explained on the accompanying maps.

The proportion of land in the various classes is as follows:-

<u>Class</u>	<u>Unit</u>	<u>Area (Ha)</u>	<u>Percent of Property</u>
III	e1	404	6%
IV	e1	796	
	e2	34	
	e3	139	
	ew	86	
	w	637	
	s	62	
IVe1 + VIe5		107	
IVew + VIe5		164	
		<hr/>	
		2,025	30%
VI	e1	1,347	
	e2	394	
	e3	241	
	e5	362	
	e6	828	
	e7	170	
	e8	83	
	e10	21	
	s	28	
	e1 + e7		162
VIe6 + IVew		196	
		<hr/>	
		3,842	56%
VII	e3	45	
	e5	110	
	e6	269	
		<hr/>	
		424	
VIII	w	150	
		<hr/>	
		6,845	100%

(Legal area: 6822ha)

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