

## **Crown Pastoral Land Tenure Review**

**Lease name : EREWHON**

**Lease number : PC 142**

### **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.

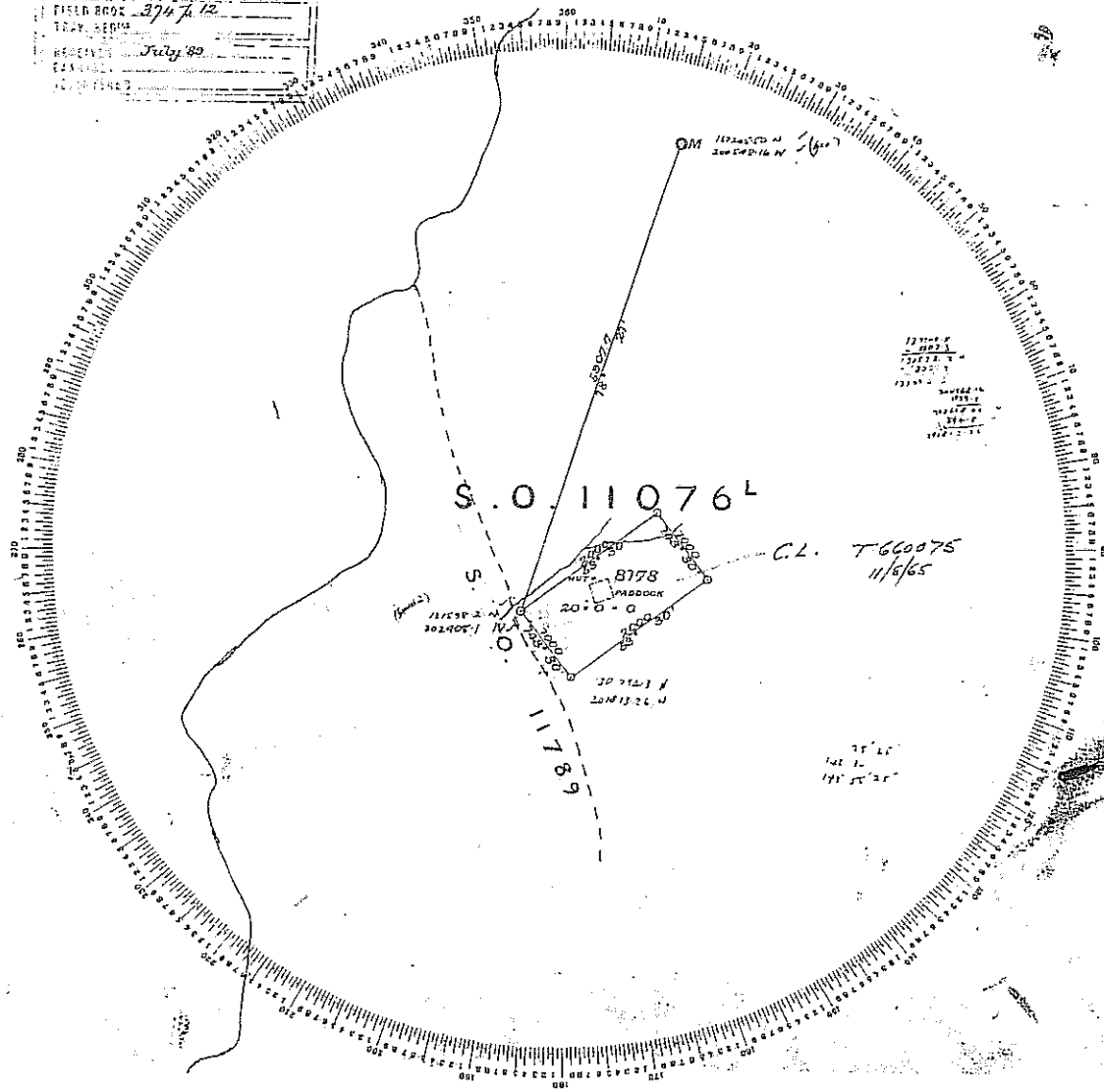
The report attached is released under the Official Information Act 1982.

**April 09**

General Survey Department of New Zealand  
Provincial District of Canterbury

~~1308~~  
Small Plot

FIELD BOOK 374 p. 12  
DATE 1889  
NAME  
NO. 1342



Field Plan of application Section 5778

Survey Office No. Made x, x1 Clyde District  
Surveyed by G. H. M. M. O'Leary  
Date Jan: 1889

Scale 70 Chains to an Inch

4572

Note - Measured lines to be drawn in red, calculated or scaled lines in black, observed bearings in blue the figures also being in red black or blue. Draw a red circle round each peg, a double red circle round each tree station. Remarks of Surveyor to be noted on back hereof

**NOTE:** All marks down 12"  
unless otherwise shown.  
Boundaries not fenced  
unless otherwise shown.

Schedule of Areas		
Purpose	Colour	Area
Road to be closed	Green	3. 0. 26.
	"	1. 3. 34.
New road	Orange	0. 2. 19.
(from R.S.8178)	"	0. 1. 25.
	"	0. 1. 30.
(from Sec.58 C.L.)	"	1. 0. 14.
	"	0. 0. 12.
Part road to be closed.	Green	0. 0. 16.

11016<sup>L</sup>

Diagram of Bearing Control  
Not to scale.

Scale: 5 chains to an inch.

Scale:  $\frac{1}{2}$  inch  
2 chains to an inch.

Distorted Diagram 'B'

11789  
Total Area 7.3.16.9

Approved

Chief Surveyor, 31.3172

11789

Plan of  
Land for Road &  
Road to be Closed

Survey Block & District X CLYDE  
Land District CANTERBURY Local Authority /  
Scale As shown Surveyed by D.E. Brown

Scale 7 1/2" = 100' Surveyed by D.E. Brown Date January 1972  
Derek Edward Brown, Christchurch Registered Surveyor and holder of an annual practicing certificate, hereby certifies that this plan has been made  
 from surveys executed by me; that both plan and survey are correct and have been made in accordance with the regulations under the Surveyors Act, 1968  
 Dated at Christchurch this 11th day of February, 1972 D.E.B.

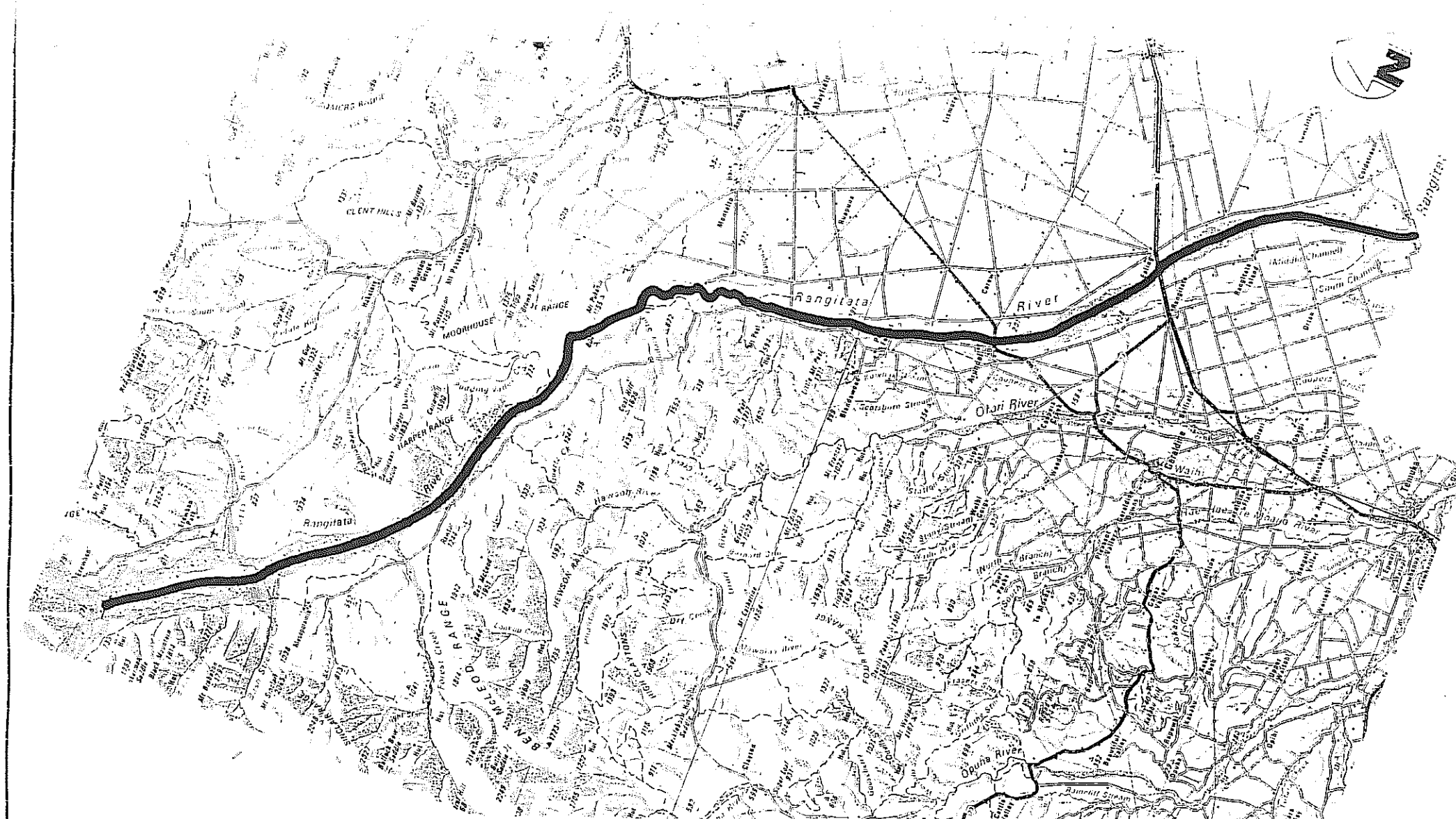
Dated at Christchurch this 11th day of February 19 72

Number of children


Number of families

1542 © D. B. Clark, E. J. Schmitt, and J. A. Clark

[illegible]



"RELEASED UNDER THE OFFICIAL INFORMATION ACT"

<p>Scale of Original 1:250000</p> <p>0 5km 10km 15 km</p>	<h2 style="text-align: center;">Rangitata River</h2>		<p>Approved as to boundaries:</p> <p><i>[Signature]</i> 21/11/92 for Te Rūnanga o Ngāi Tahu</p> <p><i>[Signature]</i> 21/11/92 on behalf of the Crown</p>
<p>Canterbury Land District</p> <p>Territorial Authority: Ashburton/Timaru District</p> <p><b>Terralink NZ Ltd</b></p> <p>Survey Services</p> <p>Christchurch</p> 	<p style="text-align: center;">Areas referred to in the Deed of Settlement for the Ngāi Tahu Claim</p>		<p style="text-align: center;">MD 115</p>

SO 19851

## **Extract of CLR**

10 FEB 1987

Description: Run 111 & Part Run 112, Pt Run 114 "Evenham & Mt Potts"

Situated in: RS 40742, 40743 & Pt RS 8178 Ramsey, Havelock Cycle, Heron, Potts & Tripp Survey D.

S.O. Plan: \_\_\_\_\_ Local Authority: \_\_\_\_\_ Area: 23383.7763 m<sup>2</sup>/ha

Main	DETAILS OF LEASE OR LICENCE							
File	Selector	File	Date of Selection	Years	Term / From	R.V. Price	A/Rent Instalment	Det. Exp.
	PIL	PIL	1.3.51	33	1.7.51	8890:00	640:00	30/6/84

DETAILS OF RESERVATIONS							
Purpose or Classification	Gazette		Administering Body		Vested		Control & Management
	Year	Page			Year	Page	Year Page

Valuation Ref: \_\_\_\_\_

C.L./C.T./Deeds Ref: 529/17

Name of Reserve/Locality: \_\_\_\_\_

Description: \_\_\_\_\_

Run 111 & Part Run 112, Pt Run 114 "Evenham & Mt Potts"

## **Extracts of Allocation maps**

S.O. 17104

NZMS 261

SCHEDULE PURSUANT TO SEC 62

Sheet 1 of 1

Sheet 135

CONSERVATION ACT 1987

No.	DESCRIPTION	AREA	DEEMED OWNER	CATEGORY	AGREEMENT or COVENANT	CASE No
1.	See schedule for S.O. 17112 Number 11					
3	Reserves 3320-3324 Biks IX X Ramsay S.D. BIK IX Tyndall S.D. Biks I II & V Clude S.D.	1511-9053	DOC	7		
4	Reserves 3326-3329 & RS. 40458 Biks V VI, IX X XI Torlesse S.D. Biks I II Havelock S.D. BIK III Godley S.D. Bik I Sindor S.D.	6122-5653	"	"		
<del>5</del>	<del>See schedule for SO 17105 Number 1 (Rec. Permit Only, RP38)</del>					
<del>6</del>	<del>See schedule for SO 17112 number 9 (Recreation Permit only, RP34)</del>					
<del>7</del>	<del>See schedule for SO 17113 (Number 12)</del>					
8	FOR DETAILS SEE CATEGORY 18 SCHEDULES.					

Parcels 5 &amp; 6 Deleted.

*H. S. Ken* 7/4/88  
Chief Surveyor

Parcel 7 deleted.

*Gawron* 22/6/87  
Chief Surveyor

## CATEGORIES

CERTIFIED CORRECT

*Gawron*

CHIEF SURVEYOR 28.4.87

1 NOT USED

2 State Forest Land allocation approved by Special Ministerial Coordinating Committee on 26 November 1986;

3 Crown land allocation approved by the Special Ministerial Coordinating Committee on 3 December 1986;

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

5 NOT USED

6 State Forest land allocations approved by Cabinet following the Blakeley report on West Coast Forests.

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

8 Crown land subject to Sections 68A, 67, 68 and 185 Land Act 1948 and Unalienated Crown land not previously accounted for, approved in accordance with the Special Ministerial Coordinating Committee Decision of 25 March 1987.



S.O. 17112.....

NZMS 261

SCHEDULE PURSUANT TO SEC 62

Sheet.....of:.....

Sheet 335

CONSERVATION ACT 1987.

No.	DESCRIPTION	AREA	DEEMED OWNER	CATEGORY	AGREEMENT or COVENANT	CASE NO.
8	See Schedule 5017104 Number 3					
9	Run III, 112, Pt 114 + UCL in Rangitata headwaters (Recreation Permit only, part RP 34)			8	Parcel 9 Deleted and Parcel 11 description Amended <u>K. J. Kim</u> 7/4/88 Chief Surveyor	
10	Crown Land adj. Runs 115 + 117 Blk VIII Heron S.D.	55.0 Subject to Survey	D.O.C.	8		
11	Crown Land in Blks I, II, III, IV, V Owen S.D. Blks I, II, III, IV, V, VI Mathias S.D., Blks I, II, V VI, IX, XIII, XIV, Whitcombe S.D. Blks I, II, III, IV, V, VI, VII, VIII, IX, X, XI, XII Ramsay S.D. Blks I, II, III, VI, VII, VIII Davie S.D. Blks I, II, III, IV, V Clyde S.D. I, II, III, V, VI Wilberforce S.D. Blks I, II Heron S.D. Blks I, II Tyndall S.D. Blks I, II Havelock S.D. Blks I, IV, V, VI, IX, X Torlesse S.D. (also covers Recreation Permits RP 27, 33, 44 and part RP 34)	Subject to Survey	D.O.C.	8		
12	See schedule for S.O. 17113 (Number 12)				Parcel 12 deleted. <u>Garvin</u> 22/4/87 Chief Surveyor	

CATEGORIES

CERTIFIED CORRECT

CHIEF SURVEYOR 28.4.87

1 NOT USED

2 State Forest land allocation approved by Special Ministerial Coordinating Committee on 26 November 1986;

3 Crown land allocation approved by the Special Ministerial Coordinating Committee on 3 December 1986;

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

5 NOT USED

6 State Forest land allocations approved by Cabinet following the Blakeley report on West Coast Forests.

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

8 Crown land subject to Sections 66A, 67, 68 and 163 Land Act 1948 and Unalienated Crown land not previously accounted for, approved in accordance with the Special Ministerial Coordinating Committee decision of 25 March 1987.

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No.	DESCRIPTION	AREA	DEEMED OWNER	CATEGORY	AGREEMENT or COVENANT	CAS	No
	8 R.4755						
2	R's 4762 + 3317 ^ Biks III, IV, V Owen S.D. Biks I, II, V, VI, VII, VIII Whitcombe S.D. BIK I Glamrock S.D. BIKS III, IV, VII, VIII Ramsay S.D.	56833641 ha	DOC	7			
3	<del>Crown Land adjoining Mathias and Bakara Rivers. BIK I Glamrock S.D.</del>			<del>Category 3</del>			
4	See Schedule 5017121 Number 1						
6	<del>Lawrence, Cameron, Bakara and South Branch Ashburton River beds; Louper and Jagged Stream beds and Legal Road (Recreation Permit only, part RP 30)</del>			<del>8</del>			
7	R3318 and R3319, Biks VIII, XI, XII Ramsay S.D. Biks III, VII Clyde S.D.	1105.1964 ha	DOC	7			

Parcel 3 Deleted  
Refer SAS(90)M 5/1, H.D. Memo 28/03/90. File 6700/01 fol. 43  
H. V. Kew 24/4/90  
Chief Surveyor

Parcel 6 Deleted and Description parcel 3 added  
H. V. Kew 7/4/88  
Chief Surveyor

R.4755 ADDED TO PARCEL 2  
H. V. Kew  
Chief Surveyor 7/1/87

## CATEGORIES

CERTIFIED CORRECT

CHIEF SURVEYOR 28-4-87

- |   |  |   |  |   |  |
|---|--|---|--|---|--|
| 1 | NOT USED   | 4 | Crown land and State Forest land allocation approved by the Special Ministerial Coordinating Committee on 21 January 1987; | 7 | Crown land and State Forest land allocation approved by the Special Ministerial Coordinating Committee on 11 March 1987.   |
| 2 | State Forest land allocation approved by Special Ministerial Coordinating Committee on 26 November 1986; | 5 | NOT USED   | 8 | Crown land subject to Sections 66A, 67, 68 and 165 Land Act 1948 and Designated Crown land not previously accounted for, approved in accordance with the Special Ministerial Coordinating Committee's decision of 25 March 1987. |
| 3 | Crown land allocation approved by the Special Ministerial Coordinating Committee on 3 December 1986;     | 6 | State Forest land allocations approved by Cabinet following the Blakely report on West Coast Forests.                      |   |  |

S.O. 17113.....

NZMS 261

SCHEDULE PURSUANT TO SEC 62

Sheet.....1.....of:2.....

Sheet 135

CONSERVATION ACT 1987

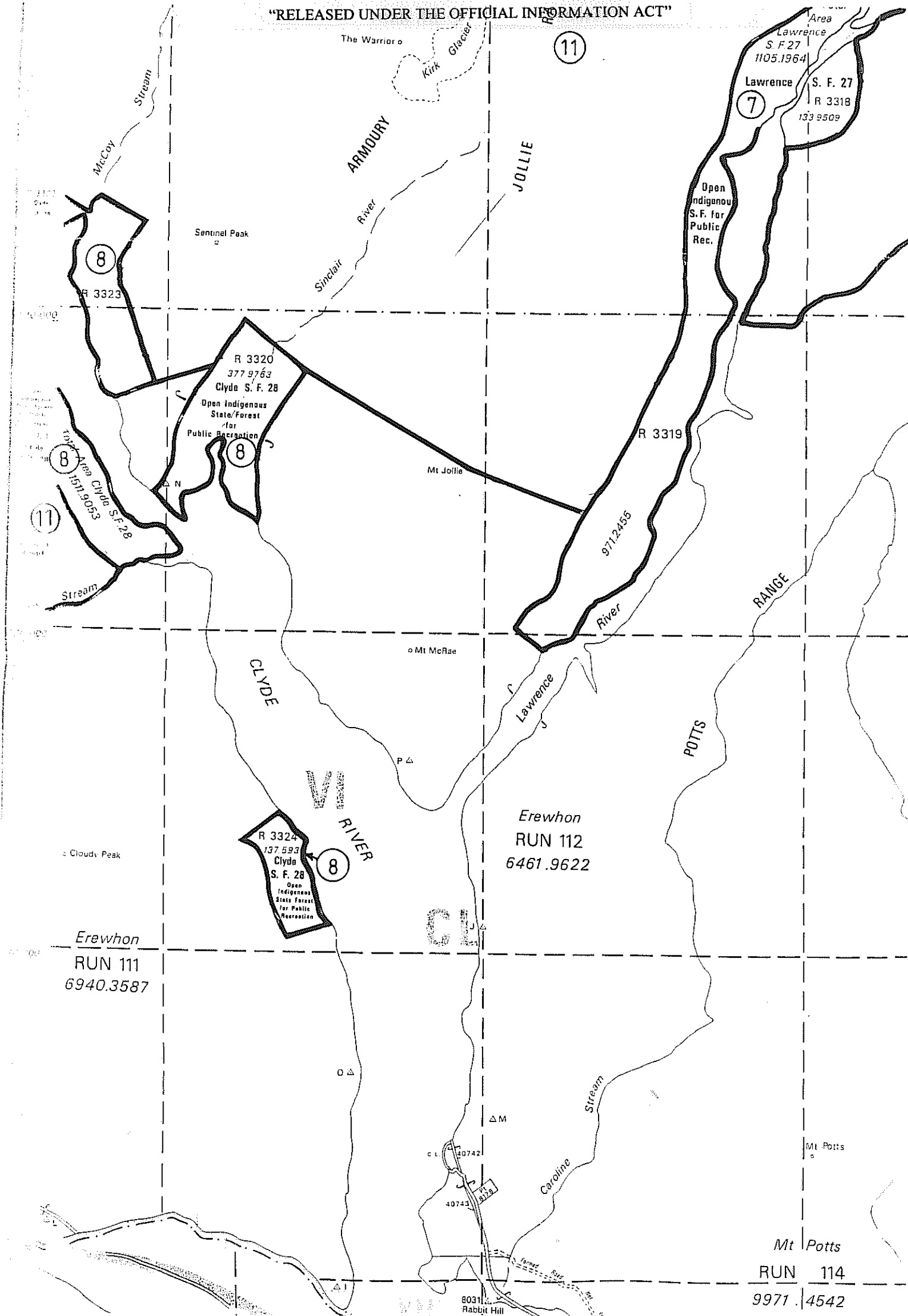
No.	DESCRIPTION	AREA	DEEMED OWNER	CATEGORY	AGREEMENT or COVENANT	CAS	No
	8 R.4755						
2	R's 4.762 + 3317 ^ Biks I, II, IV, V Owha S.D. Biks I, II, V, VI, VII, VIII Whitcombe S.D. Bik I Glenrock S.D. Biks I, II, IV, VII, VIII Ramsay S.D.	5683364165	DOC	7			
3	<del>Crown Land adjoining Mathias and Rakara Rivers, Part of the S.D.</del>			<del>Category 3</del>	Parcel 3 Deleted Refer SAS(90)M 5/1, H.D. Memo 28/03/90. File 6700/01 fol. 43 <i>H. P. Kew</i> 24/4/90 Chief Surveyor		
4	See Schedule SO17121 Number 1						
6	<del>Lawrence, Cameron, Rakara and South Branch Ashburton River beds, Louper and Jagged Stream beds and Legat Road (Recreation Permit only, part RP 30)</del>			<del>8</del>	Parcel 6 Deleted and Description parcel 3 added <i>H. P. Kew</i> 7/4/88 Chief Surveyor		
7	R3318 and R3319, Biks VIII, XI, XII Ramsay S.D. Biks III, VII Clyde S.D.	1105-196416	DOC	7	R.4755 ADDED TO PARCEL 2 <i>Gawilson</i> Chief Surveyor 9/1/87		

CATEGORIES

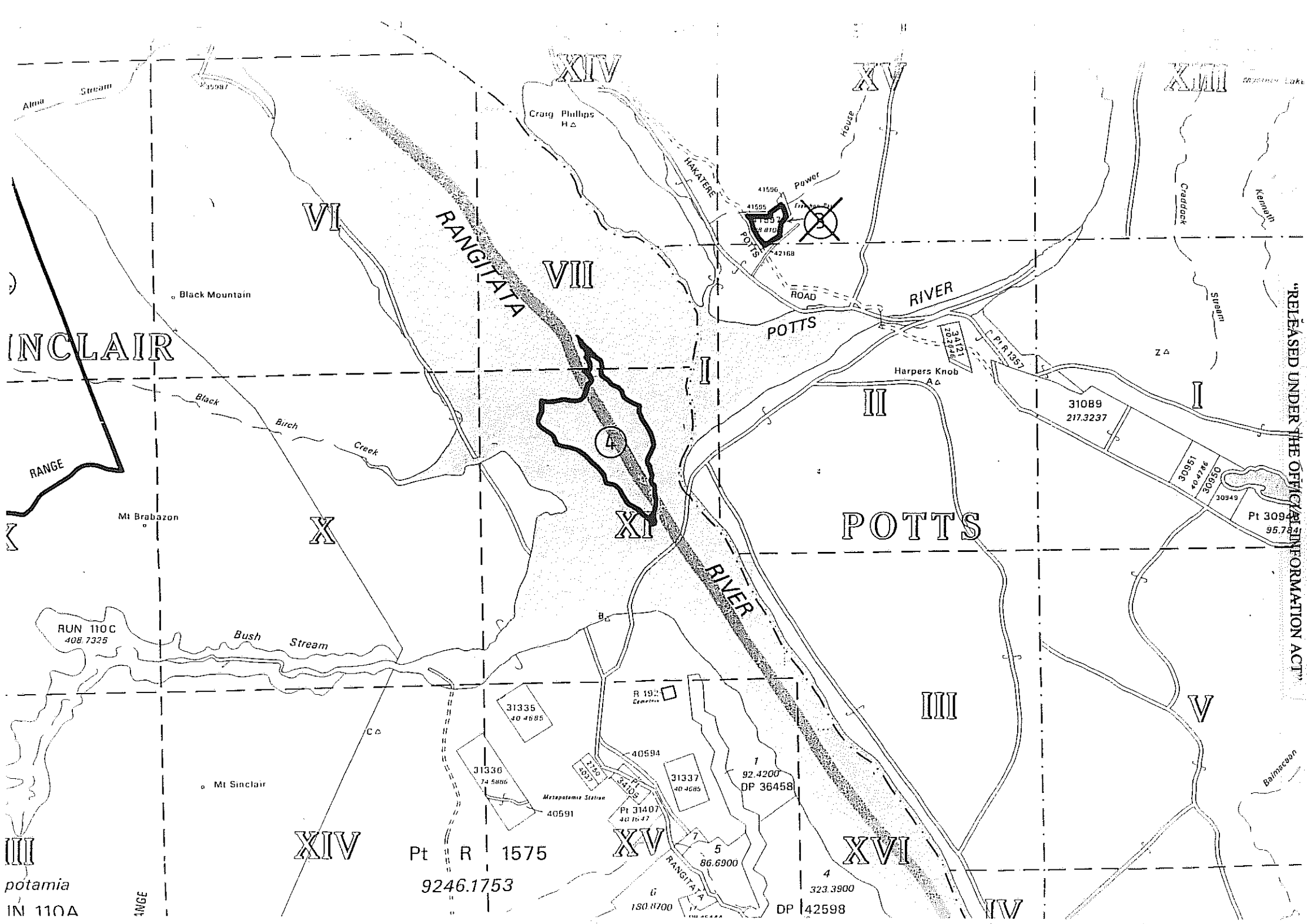
CERTIFIED CORRECT

CHIEF SURVEYOR 28.4.87

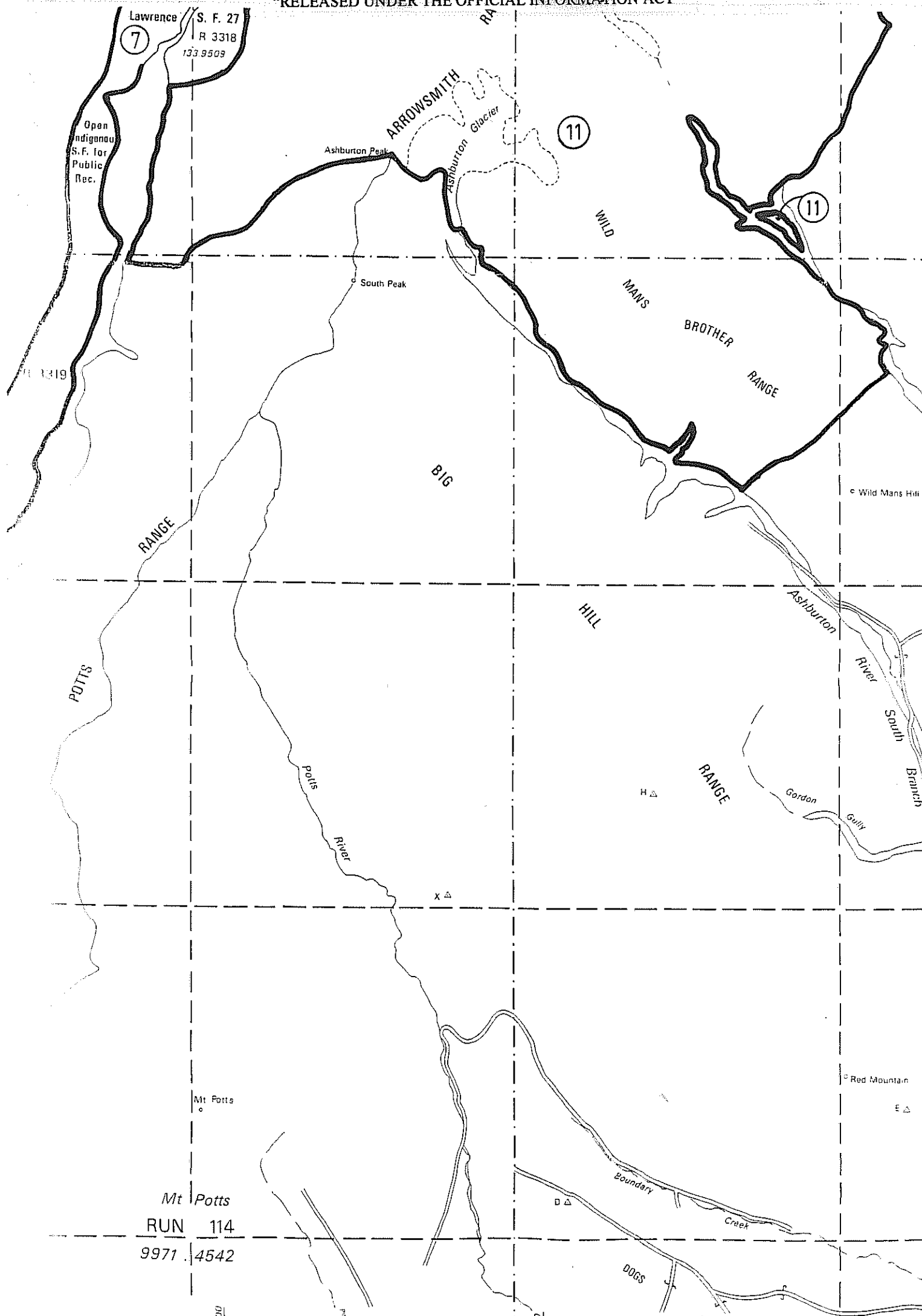
- |   |   |  |
|---|---|--|
| <p>1 NOT USED</p> <p>2 State Forest Land allocation approved by Special Ministerial Coordinating Committee on 26 November 1986;</p> <p>3 Crown land allocation approved by the Special Ministerial Coordinating Committee on 3 December 1986;</p> | <p>4 Crown land and State Forest land allocation approved by the Special Ministerial Coordinating Committee on 21 January 1987;</p> <p>5 NOT USED</p> <p>6 State Forest land allocations approved by Cabinet following the Blakeley report on West Coast Forests.</p> | <p>7 Crown land and State Forest land allocation approved by the Special Ministerial Coordinating Committee on 11 March 1987.</p> <p>8 Crown land subject to Sections 64A, 67, 68 and 165 Land Act 1948 and Unalienated Crown land not previously accounted for, approved in accordance with the Special Ministerial Coordinating Committee's decision of 25 March 1987.</p> |
|---|---|--|







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## **DOC Consultation**





Department of Conservation  
*Te Papa Atawhai*

Our ref: PAR 019, PTR 016 PTR 053, PTR 039

12 February 2002

Don McGregor  
McGregor Property Services  
6 Cumberland Place  
Kaiapoi

Dear Don

PASTORAL LEASE STATUS CHECK - EREWHON, MANUKA POINT, & MT  
ALGIDIUS

I refer to your letter of 2 February 2002.

I have checked the Department of Conservation's land records. The only areas of public conservation estate within the boundaries are potential or actual marginal strips. I have commented on these below. Conservation Estate does adjoin all of the properties, and is listed below:

EREWHON:

Erewhon is all but surrounded by public conservation land. Please refer to the attached plan. The lands are listed clockwise from the top left:

J35/1 - Rangitata & Rakaia Conservation Area. Held pursuant to Section 62 of the Conservation Act 1987 (deemed to be Stewardship Area).

I35/504 - Clyde Forest. Held pursuant to Section 62 of the Conservation Act 1987 (deemed to be Stewardship Area).

J35/4 - Lawrence Forest. - Held pursuant to Section 62 of the Conservation Act 1987 (deemed to be Stewardship Area).

J35/15, I36/10, I35/507 - Marginal Strips held pursuant to Part IVA of the Conservation Act 1987.

I35/503 - Havelock Forest - Held pursuant to Section 62 of the Conservation Act 1987 (deemed to be Stewardship Area).

I36/6 - Mesopotamia Conservation Area - Held pursuant to Section 62 of the Conservation Act 1987 (deemed to be Stewardship Area).

MANUKA POINT

Manuka Point adjoins parts of the public conservation estate. Please refer to the attached plan. Once again the lands are listed clockwise from top left:

J35/1 - Rangitata & Rakaia Conservation Area. Held pursuant to Section 62 of the Conservation Act 1987 (deemed to be Stewardship Area).

J35/2 - Rakaia Forest. Held pursuant to Section 62 of the Conservation Act 1987 (deemed to be Stewardship Area).

J34/3 - Manuka Point 'Retirement Area'. This is an interesting parcel, and one on which I suspect you will have access to more information on the Pastoral Files. As far as I can tell there was agreement to surrender this land, but it was with a previous owner of the run. I suspect there may be some doubt as to whether that agreement can be followed through with. It shows as land the Department has an interest in, but the legal status of that interest may be in question. As the land is not administered under either the Reserves Act 1977 or Conservation Act 1987, there will be no concessions issued over it.

#### MT ALGIDIUS

Once again, Mt Algidius adjoins parts of the public conservation estate. Please refer to the attached plan. Once again the lands are listed clockwise from top left:

J35/1 - Rangitata & Rakaia Conservation Area. Held pursuant to Section 62 of the Conservation Act 1987 (deemed to be Stewardship Area).

K34/2 - Craigieburn Conservation Park - Held pursuant to Section 61 of the Conservation Act 1987 (deemed to be Conservation Park).

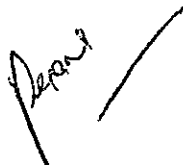
K35/1 - Head of Rakaia. Held pursuant to Section 62 of the Conservation Act 1987 (deemed to be Stewardship Area).

K35/24 - Our records show that this area is protected pursuant to Section 22 of the QEII National Trust Act 1977. Looking at this section, it provides for the protection of land under a Crown lease without acquiring the freehold or lessee's interest. Once again I suspect you will have more information on this matter on the Pastoral Files. No concessions will have been issued over this land.

By now you will be well aware of the questions surrounding marginal strips on Pastoral Leases, and the complexities involved in identifying them. The only marginal strips it is practical for me to identify are those shown on the Department of Conservation's allocation records. If there are none shown, I have made no mention of them, but this is not a definitive indication that there are no more marginal strips.

I have not made any enquiries as to whether there are any concessions issued over the lands identified as adjoining the relevant properties.

Yours faithfully



Robert Cant  
Statutory Land Management Officer (Community Relations)  
For Conservator, Canterbury  
Email: [Rcant@doc.govt.nz](mailto:Rcant@doc.govt.nz)

Erewhon



## **Information supporting Mineral investigation**

## EREWHON PASTORAL LEASE

### 1) PASTORAL LEASE INDEX

Originally Run 111 (18500 acres) and Run 112 (17000 acres) amalgamated (35500 acres) and let to A.A. Urquhart on Pastoral lease 529/17.

[This lease has since been subdivided into two runs Erewhon and Mt Potts].

PRL 307 – Runs 111 and 112

Lessee: Mary Anderson

Term 21 yrs from 1 March 1912.

Extended by Sec 14 Land Laws Amdt Act 1921-22 –14 yrs from 1 March 1937.

Extended again for 2 years by Sec 3(2) of the ROLD Act 1944.

Extended again for 2 years by Sec15(2) of the ROLD Act 1947.

Area reduced to 35499 acres by resumption of 1 acre hut site.

#### Remarks

\* Area reduced to 35499 acres by resumption of 1 acre hut site.

Always UCL apart from RS 8178 (CT 198/137)ACQUIRED by the Crown in 1965 by T 660075.

### 2) PASTORAL SURVEY INDEX


Runs 111 and 112

SO's 11076, 11331, 11789, 17112

Redfined as Run 358

SO 17172

(Current to 1987)



D. McGregor  
Accredited Supplier  
28 April 2002

128

LAND SETTLEMENT BOARD

RENEWAL OF PASTORAL RUN LICENCE

FILES: H.O. 8/8/130  
16/2413  
D.O. P.R. 307

CASE NO. 1861  
CANTERBURY LAND DISTRICT.

LESSEE:

ARTHUR ALLENBY URQUHART

DESCRIPTION  
OF PROPERTY:

Runs 111, 112 "Erewhon" Ashburton County  
35,500 acres.

LOCATION:

Between Havelock & Clyde Rivers  
40 miles from Mt. Somers.

PARTICULARS  
OF LEASE:

Tenure: Pastoral Run Licence  
Term: 21 years from 1/3/12 (Extended 18 years)  
Expires: 28/2/51  
Annual Rent: £200 (Includes annual payments of £25:  
Section 164 Land Act 1924 - bridge  
loading).  
Acquired by Mr. Urquhart by transfer in 1944 for  
£6500 as going concern.

CROWN'S  
IMPROVEMENTS:

Nil

GENERAL  
DESCRIPTION:

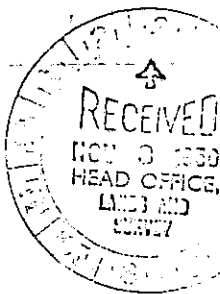
Bounded on east by Mt. Potts - on the West by  
Havelock River - on North the Arrowsmith and Jollie  
Ranges. The Southern end converges to the junctions  
of the Clyde and Havelock Rivers. Altitude ranges from  
1900 to 7850 ft. Cover consists of tussock, native  
grasses and in places a showing of cocksfoot. The  
country is in good heart and shows no signs of over  
stocking. Vast areas of summer country, up the Lawrence  
and Clyde Rivers. The safe winter country is spelled all  
the summer and consequently is in excellent condition for  
the winter, also the grasses have had every chance to seed.  
There is a limited area of arable land adjacent to the  
homestead, where hay and a few acres of roots are ~~own~~  
for supplementary feed. Erewhon is an isolated Run.  
The access during most of the year is reasonably good -  
but at times during the winter especially when there is  
heavy snow, it can be difficult. There is no telephone  
and mail is delivered to Hakatere 20 miles distant.  
There is a strong possibility that the Clyde River will  
eventually break its banks and flow down the Mt. Potts  
flats. If this happens it is possible that the road  
access to Erewhon would be partly cut off.

There is a wind eroded gully immediately behind the  
Erewhon homestead through which it is possible the Clyde  
River could break in high flood and inundate the homestead.  
Protection work has been carried out by the South  
Canterbury Catchment Board with some success to arrest the  
erosion but there is still the possibility of a break through  
by the river although the margin of safety has been increase  
by the protection works.

The Run is very well managed. Urquhart has increased  
the stock numbers from 3000 to 5000 and improved the quality  
of the stock. The country is in good heart and shows no  
sign of overstocking.

RABBITS &  
CANADIAN GESE:

Rabbits are under control. No Canadian geese.



- 1 -

1881

FILES: H.O. 8/8/130  
16/2413  
D.O. P.R. 307

CASE NO.

CANTERBURY LAND DISTRICT

OTHER LAND:

20 acres freehold inside the Run on which are situated the woolshed, yards and dip

CARRYING CAPACITY:

Normal Stocking

2,000 Ewes  
2,000 Wethers  
1,000 Hoggets

Lambing 60%; Deaths 10-15%; Wool 7½-8 lbs.

EVALUATION:

By Field Inspector Relph 30/6/50

Lessee's Improvements	£2135	— not inc. worked
Crown's	"	
Unimproved	£4450	

The Field Inspector recommends that a Pastoral lease be granted at a rental of £200 per annum based on 3670 ewe equivalents @ £55 per 1000.

The District Field Inspector agrees.

GOVERNMENT ALN. 31/3/38:

Improvements	£2490
Unimproved	£3965

SPECIAL CIRCUMSTANCES:

On today's prices and under its efficient management Erewhon is an economic Run but if there is a recession in prices it is doubtful if it could be carried on. The Field Inspector has recommended that the adjoining Run, "Mt. Potts" and "Erewhon" be amalgamated into the one Pastoral lease with Urquhart as licensee. The combined runs would carry approximately 9000 sheep and working expenses would not be increased unduly. The rent recommended for the combined runs is £385 based on 7000 ewe equivalents @ £55 per 1000.

Run 114 ("Mt. Potts" - S.M.A. Chaffey) is worked in with Run 113 ("Hakaterere" - H.H. Elworthy) and "Mt. Possession" (Canterbury College endowment - Mt. Possession Run Company) and about 3800 acres of the Run Company's freehold. These properties are all run together under Chaffey's management and all stock are sold under the one brand. If the amalgamation of "Erewhon" and "Mt. Potts" can be effected the Field Inspector states that "Hakaterere" and "Mt. Possession" should then be amalgamated, thus forming a most desirable unit. This latter amalgamation is, of course, complicated by the fact of "Mt. Possession" being a Canterbury College lease. The University authorities have been approached on the possibility of the Crown taking over "Mt. Possession" but they have resolved to defer their decision until February 1951. This coincides with the date of expiry of the "Erewhon", "Mt. Potts" and "Hakaterere" Pastoral Runs. The College lease expires February 1953.



- 3 -

FILED: H.O. 8/8/430  
16/3413  
D.O. P.S. 307

CASE NO.

CANTABURY LAND DISTRICT

SPECIAL  
CIRCUMSTANCES:  
(CONTD)

The "Mt. Potts" and "Hakateru" cases are also before the Board (see Cases ) with recommendations that the present licensees be granted Pastoral Occupation Licenses for 2 years only (to expire contemporaneously with the "Mt. Possession" College lease) in order that the question of amalgamation can be fully investigated. In the case of "Growthon" it is recommended that Urquhart be offered a Pastoral lease. If it transpires that he can be allotted "Mt. Potts" the adjustment can be effected either by incorporation of the extra area in his lease or by surrender and re-issue.

BRIDGE:

Prior to 1937 the then licensees of "Growthon" and "Mt. Potts", Messrs. T.S. Johnstone Jr. and C.C. Burdon applied for Govt. assistance in the erection of the bridge over the Potts River. After negotiation with the Public Works the construction of the bridge was arranged on the clear understanding that Messrs. Johnstone and Burdon would each contribute \$500 to the cost by having their rentals increased \$25 per annum. Both agreed in writing to this course.

The Bridge was completed in July 1940 at a cost of \$3300 but the recording of the increases in the rents was overlooked, presumably because of the long delay in construction.

When Urquhart acquired the Run in 1945 he was unaware of the bridge loading and did not consider that any liability attached to him for payment of the increased rent. The rental, however, was ultimately increased by the Minister under Section 164 of the Land Act, 1924. The licensee is still labouring under a sense of injustice. The recommended rental of \$200 would be less if bridge access were not available i.e. existence of bridge was given full weight in assessing rent at \$200.

PASTORAL LANDS  
OFFICER'S GOE. RECOMMENDATION:

The Pastoral Lands Officer agrees with the Field Inspector's recommendations.

RECOMMENDATION:

That the Land Settlement Board determine:-

- (a) pursuant to Section 125 (3) of the Land Act, 1948, that the Run should be held on Pastoral Lease.
- (b) pursuant to Section 131 of the Land Act, 1948, that the rent for the new term be \$200 p.a. based on a winter carrying capacity of 5505 dry sheep (being a count of 1½ for each of 3670 ewe equivalents) and that the value of the lessee's improvements be \$2135.
- (c) pursuant to Section 80(6) of the Land Act, 1948, no increase be made in the rent on account of the monies expended under Section 164 of the Land Act, 1924, for the loading (bridge) giving access to the Run.
- (d) Pursuant to Section 66 (2) of the Land Act, 1948 the maximum winter carrying capacity be fixed at

Contd., , , , ,

CASE NO. 1861 (Contd)

The Land Settlement Board on 22/11/50 resolved:

1. That pursuant to Section 125 (5) of the Land Act, 1948, the run be held on pastoral lease.
  2. That pursuant to Section 151 of the Land Act, 1948, the lease shall be for a term of 55 years from 1st July, 1951, at a rental of £200 per annum and the value of the lessee's improvements is determined to be £2155.
  3. That the carrying capacity of the run is limited to 5505 dry sheep (being a count of 1 $\frac{1}{2}$  for each of 5570 ewe equivalents) provided however that having regard to the interests of good husbandry and the personal factor of the lessee the Commissioner when issuing the lease may provide for an increase of up to 10% of the above limit. The number of stock carried shall not be advanced above such increased limit without the prior written consent of the Commissioner.
  4. That pursuant to Section 83 (6) of the Land Act, 1948, no increase be made in the rent on account of the monies expended under Section 164 of the Land Act, 1924, for the roading (bridge) giving access to the run.
- 2

Reply to:

CHRISTCHURCH

Our Ref: P 16

Landcorp  
LAND CORPORATION

27th April, 1990

A.W. & C.F. Urquhart,  
Erewhon Station,  
P.O. Box 7,  
Mount Somers,  
CANTERBURY.

Dear Messrs Urquhart,

re: APPLICATION TO SUBDIVIDE/TRANSFER EREWHON PASTORAL LEASE

I am pleased to advise that the following approvals have been given:

1. That pursuant to Section 93, Land Act 1948, approval is given to the subdivision of the Erewhon Pastoral Lease with two new leases to be issued as follows:

(a) Erewhon

Description:	Sections 1, 2, 3 and 4, SO 18222 and Run 111
Area:	13,691.0 hectares
Term:	Balance of term from 1st July 1984
Rental Value:	\$175,000 (G.S.T. exclusive)
Rental:	\$2,625 per annum (G.S.T. exclusive)
Basic Limitation:	5,000 sheep plus 10%
Personal Limitation:	6,000 sheep (including not more than 2,000 breeding ewes)
	80 cattle (including not more than 60 breeding cows)
	400 deer

(b) Mount Potts

Description:	Sections 5, 6, 7, 8, 9 and 10, SO 18222
Area:	9,692.0 hectares
Term:	Balance of term from 1st July 1984

INCORPORATING LANDCORP INVESTMENTS LIMITED & LANDCORP MANAGEMENT SERVICES LIMITED

REGIONAL OFFICE

DISTRICT OFFICES

Christchurch  
Southstate Tower  
76 Cashel Street  
Private Bag  
CHRISTCHURCH  
Telephone (03) 799-787  
Fax (03) 798-440

Westport  
Government Buildings  
Palmerston Street  
P.O. Box 65  
WESTPORT  
Telephone (0289) 7868

Hokitika  
Landcorp House  
49 Tancred Street  
P.O. Box 176  
HOKITIKA  
Telephone (0288) 58-960  
Fax (0288) 58-760

Timaru  
Public Trust Building  
1st Floor  
Cnr Church & Sophia Sts  
P.O. Box 564  
TIMARU  
Telephone (056) 48-340

Alexandra  
4 Limerick Street  
P.O. Box 27  
ALEXANDRA  
Telephone (0294) 86-935

Dunedin  
258 Stuart Street  
P.O. Box 5744  
DUNEDIN  
Telephone (024) 740-571  
Fax (024) 775-162

Invercargill  
Land Corporation Building  
192 Spey Street  
P.O. Box 825  
Invercargill  
Telephone (021) 44-489  
Fax (021) 88-628

(b) Mount Potts (cont'd)

Rental Value: \$148,000 (G.S.T. exclusive)  
Rental: \$2,200 per annum (G.S.T. exclusive)  
Basic Limitation: 4,000 sheep plus 10%  
Personal Limitation: 5,500 sheep (including not more than 2,000 breeding ewes)  
150 cattle (including not more than 125 breeding cows)  
350 deer

2. That pursuant to Section 89 Land Act 1948 following the subdivision as above, approval is given to the transfer of the leases as follows:

- (a) Erewhon - A.W. & C.F. Urquhart to C.F. Urquhart  
(b) Mount Potts - A.W. & C.F. Urquhart to A.W. Urquhart

While approval to the transfer of respective portions has been given, you will be required to provide a copy of sale and purchase agreements/settlement statements and details of any additional borrowing prior to the transfers being carried out.

If you have any queries, please do not hesitate to contact the undersigned. If you accept the conditions of the two new leases to be formed, could you please sign and return the attached duplicate of this letter. I anticipate at this stage to make the subdivision effective as at 1st July 1990 at least for accounting purposes.

Please find attached an account for work done on this application. Should you go ahead with the subdivision, further costs towards preparation and registration of two new leases will be payable. This should not exceed \$500.

Yours faithfully,

S.J.K. Bamford  
Consultant  
for LANDCORP MANAGEMENT SERVICES LIMITED.

We, A.W. Urquhart and C.F. Urquhart, do hereby accept the terms and conditions of the subdivision as outlined.

Signed A.W. Urquhart..... (A.W. Urquhart) Dated 18/6/90.

Signed C.F. Urquhart..... (C.F. Urquhart) Dated 18-6-90.

660075

"RELEASED UNDER THE OFFICIAL INFORMATION ACT"

No.

Correct for the purposes of the Land Transfer Act.

## TRANSFER of FREEHOLD LAND

S. A. MacGeorge.

Solicitor for the Transferee.

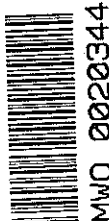
situated in Clyde Survey District

ARTHUR ALLENBY URQUHART, Transferor.

HER MAJESTY THE QUEEN, Transferee.

Particulars entered in the Register Book,  
Vol. 198, folio 137the 11 AUG 1965 19  
at 2.31 o'clock. amDistrict  
Assistant Land Registrar.

of the District of CANTERBURY



LAND & DEEDS
1
2
CC
11 AUG 1965
9.31 am
For E
Abstract No. 4768

L. and D. 81

Commissioner of Crown Lands,  
Christchurch.

L. and D. 01

New Zealand

(B)

# MEMORANDUM OF TRANSFER

(1) Name, address, and occupation of person selling:

(1) WHEREAS ARTHUR ALLENBY URQUHART of Ashburton Forks, farmer, (hereinafter called "the Transferor"), is

(2) Nature of estate or interest, e.g., "in fee-simple", "of Leasehold", etc.

, being registered as the proprietor of an estate(2) in fee simple

(3) District, e.g., "County (or City, etc.) of."

subject, however, to such encumbrances, liens, and interests as are notified by memoranda written or endorsed hereon, in all that piece of land situate in the(3) Clyde Survey, Blocks X & XI District ~~xx~~

(4) Here state area.

containing(4) twenty (20) acres

(5) Here set out the land as described in the relative Certificate of Title and refer to the title by its volume and folio, and in cases other than "fee-simple" also refer to the document being dealt with by number and description, stating whether the land is the whole, the balance, or only a part of that in the title and/or document.

be the same a little more or less,(5) being Rural Section 8178, situated as aforesaid, and being all the land comprised and described in certificate of title, Volume 198, folio 137 (Canterbury Land Registry) (hereinafter called "the said land")

AND WHEREAS the Transferor has applied to the Land Settlement Board for a special lease under Section 67(2) of the Land Act 1948 for the purposes of establishing a tourist lodge venture on part of certain Crown land now occupied by the Transferor under pastoral lease and generally known as "Mount Potts" Station

AND WHEREAS the Land Settlement Board has approved of the application on certain conditions

AND WHEREAS situated on the said land are farm buildings and other improvements owned by the Transferor

AND WHEREAS the said land is surrounded by certain Crown land generally known as "Erewhon" Station and held also under pastoral lease by the Transferor

AND WHEREAS one of the aforementioned conditions laid down by the Land Settlement Board is that the Transferor transfer the said land unto Her Majesty the Queen for inclusion in the said lease of "Erewhon" Station for the better administration of these lands

AND WHEREAS the said buildings and other improvements on the said land shall remain the property of the Transferor

(\*) Name, address, and occupation of Transferee.

~~paid~~

~~by~~

~~the receipt of which sum is hereby acknowledged~~

The Transferor

DOTH HEREBY TRANSFER to ~~her~~ Her Majesty the Queen

(\*) If other than "fee-simple", add "under and by virtue of No. \_\_\_\_\_", describing document by nature and number.

all his estate and interest in the said piece of land(\*)  
as and for Crown land subject to the Land Act 1948

Transferor has  
In witness whereof the / ~~xxx~~ hereunto subscribed his name  
this 22nd day of march 1965.

Signed on the day above named by the  
said ARTHUR ALLENBY URQUHART

*A. A. Urquhart*

in the presence of—

*Arthur Allenby Urquhart*  
*Arthur Allenby Urquhart*  
*Arthur Allenby Urquhart*

(\*) Witness to sign here and add his occupation and address.

(\*)

ACCEPTANCE

Her Majesty the Queen HEREBY ACCEPTS this transfer for the purposes  
aforesaid.

Dated this 1st day of April 1965.

SIGNED for and on behalf of )  
Her Majesty the Queen by the )  
2557. Commissioner of Crown Lands )  
for the Canterbury Land )  
District in the presence of: )

L. Hampton

Witness: J. A. Moore

Occupation: Chief, Lands & Survey Dept.

Address: Christchurch.



198/137

NEW ZEALAND.

[Form B.]



Reference: Vol. folio Application 9186 Transfer No.

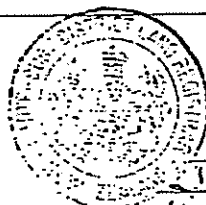
Register-book, Canceled Vol. 198, folio 137

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

CANCELLED

This Certificate, dated the sixteenth day of January, one thousand nine hundred and two, under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury, Witnesseth that George M<sup>r</sup> Mullan of Messoplamia typist Kaingata  
Rumitaka

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or indorsed hereon; subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon, bordered as follows, be the several admeasurements a little more or less, that is to say: All that parcel of land containing Twenty Acres or thereabouts  
Situated in the Otago Survey District being Rural Section B.C.18



H. B. B. B.  
District Land Registrar

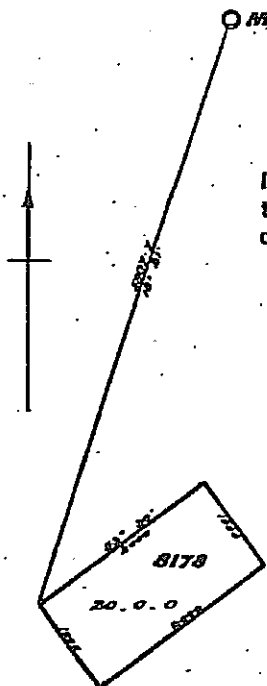


Image Quality due to Condition of Original

Scale, 10 chains to an inch.

Transmission 1859 to George M<sup>r</sup> Mullan of  
Canterbury and George M<sup>r</sup> Mullan of  
Canterbury, sheep farmer, etc. etc. etc.  
1859 to 1860 100 chains

Transfer 17614 produced at October 1900  
at 2.30 p.m. George M<sup>r</sup> Mullan and George  
Mullan to George M<sup>r</sup> Mullan of Snowden  
Rakaia George, sheep farmer.  
100 chains

Transfer 17615 produced at October 1900  
at 2.30 p.m. George M<sup>r</sup> Mullan and George  
Mullan to George M<sup>r</sup> Mullan of Snowden  
Rakaia George, sheep farmer.  
100 chains

Transmission 1714 of Mortgage No. 22703 to Henry Catterill  
of Christchurch Solicitor Bouten Meritt Moller of Christchurch  
Bank Manager and George Francis George Wellington Bank Manager.  
Entered 30 September 1903 at 2.55 p.m.

Transfer 176152 produced 5 April 1904 at  
2.25 p.m. George M<sup>r</sup> Mullan to The Bank  
of New Zealand.  
100 chains

Transfer 18731 produced 27 June 1904 at 12.30 p.m.  
The Bank of New Zealand to Douglas George  
Wright of Winton, sheep farmer.  
100 chains

Mortgage 163342 produced 27 June 1904 at 12.30 p.m.  
Douglas George Wright to The New Zealand Farmers  
Co-operative Association of Canterbury Limited  
TRANSFER NO. 17266  
100 chains

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Transfer 189261 produced 29 Oct 1927  
at 2:30 pm The New Zealand Farmers  
Co-operative Association of Canterbury  
Limited (as mortgagor under  
mortgage 1633118 to Thomas Scott  
Johnstone the younger of Lismore  
farmer

mortgage 168813 produced 29 Oct  
1929 at 2:30 pm Thomas Scott  
Johnstone the younger to The Union  
Bank of New Zealand Limited

mortgage 169024 produced 12<sup>th</sup> June 1929 at  
1:30 pm Thomas Scott Johnstone the younger  
to the agent Johnstone and Thomas Scott Johnstone  
the elder

Mortgage 193493 produced 9<sup>th</sup> December 1936  
at 11:30 am Thomas Scott Johnstone the  
younger to the agent Johnstone and Thomas Scott  
Johnstone the elder

Transfer 201015 produced 2<sup>nd</sup> July 1927 at 11:30 am  
Thomas Scott Johnstone the younger to Arthur  
Alley-Reginald of Ashburton Focks Towner

Mortgage 203270 produced 2<sup>nd</sup> July 1927 at 11:30 am  
Arthur Alley-Reginald to Peter Gould Guinness  
Limited

Transfer 22575 to Peter Gould Guinness  
Limited from Arthur Alley-Reginald to the same  
at 11:30 am 8-11-28 1928 at 9:30 am

CERTIFICATE OF TITLE.

Vol. folio

unrecorded duplicate  
Antiquary

198/137



## **Other information**

L&S - N17 : Card 1 of 1 : Land District : Canterbury

Plan No. 11789

Part Sec. Lot. Rd. Strm.	Letter Colour	Area		Gazette Reference	Document Number	Description of Action	Remarks
		Ha	m <sup>2</sup>				
Pt C.L.			303	1976 p 2185	103146/1	Land taken for Road	
Pt 8178			1666	do	do	do	
Pt Run 112			2504	do	do	do	
do			1770	do	do	do	
do			4401	do	do	do	
Road		1	2798	do	do	Closed Road	
do			7942	do	do	do	
do			404	do	do	do	
						Subsequent Actions	

L + D 54 SENT  
1176

TO

H.C.N.3.

P.L. 529/17

M. 751691

MANAGER

B.N.S.W.

P.O. Box 2607

751691

CH-CH

*[Handwritten signature]*

CT 529/17 Noted, 3/12/76  
14.12.1976

*[Handwritten signature]*  
A.L.R.

MWO\_0018748



*[Handwritten signature]*  
Notice

103146

District Land Registry Ltd  
Christchurch No. 2

Oct 26

10:33 AM '76

751691

*[Handwritten signature]*

Extract from N.Z. Gazette, 23 September 1976, No. 102, p. 2185

*Land Proclaimed as Road and Road Closed and Incorporated in Pastoral Lease in Block X, Clyde Survey District, Ashburton County*

PURSUANT to section 29 of the Public Works Amendment Act 1948, the Minister of Works and Development hereby proclaims as road the land described in the First Schedule hereto, which land shall vest in the Chairman, Councillors, and Inhabitants of the County of Ashburton and also hereby proclaims that the road described in the Second Schedule hereto is hereby closed, and shall, when so closed, as to the road firstly and secondly described, be incorporated in pastoral lease No. P16 held by Arthur Allenby Urquhart, of Mount-Somers, sheepfarmer, recorded in register Book Volume 529, folio 17, Canterbury Land Registry, subject to Memoranda of Mortgage No. 751691 and 21246/1, and declares that the closed road thirdly described in the Second Schedule shall be dealt with as Crown land subject to the Land Act 1948.

FIRST SCHEDULE

CANTERBURY LAND DISTRICT

*Land Proclaimed as Road*

ALL those pieces of land situated in Block X, Clyde Survey District, described as follows:

A.	R.	P.	Being
0	2	19	Part Run T12.
0	1	30	
1	0	14	
0	1	25.9	Part Rural Section 8178.
0	1	12	Part Crown land.

As shown on plan S.O. 11789 lodged in the office of the Chief Surveyor at Christchurch and thereon coloured orange.

SECOND SCHEDULE

CANTERBURY LAND DISTRICT

*Road Closed*

ALL those pieces of road situated in Block X, Clyde Survey District, described as follows:

A.	R.	P.	Adjoining or passing through
3	0	26	Run T12.
1	3	34	
0	0	16	Crown land and bed of Clyde River.

As shown on plan S.O. 11789 lodged in the office of the Chief Surveyor at Christchurch and thereon coloured green.

Dated at Wellington this 20th day of September 1976.

W. L. YOUNG, Minister of Works and Development.

(P.W. 45/881; Ch. D.O. 35/15/11789)

A. R. SHEARER, Government Printer, Wellington, New Zealand.

*affecti*  
C.L. 529/17  
12p.  
only

*Road vests County Ashburton.*

*adjoins*  
C.L. 529/17

*closed in 529/17  
inc Subject to H.S.*

*By C.T. endorsed.*

*Legislation: cool water*

*John  
25/11*

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