

Crown Pastoral Land Tenure Review

Lease name : GLENROCK (RAKAIA)

Lease number : PC 140

Due Diligence Report (including Status Report) - Part 7

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

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

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

December

05

APPENDIX 10

RELEASED UNDER THE OFFICIAL INFORMATION ACT

File P40

CHRISTCHURCH

5 February 1981

CCL
OFFICEINSTRUCTION DATED 23 JULY 1980 : NASSELLA TUSSOCK INFESTATIONS
UPPER RAKAIA RIVER

Inspection - 2 February 1981.

As Glenrock Station was only inspected by Field Officer Murray in 1980 as part of a routine inspection it was decided to concentrate on the nassella problem in the Rakaia River and adjoining area rather than re-inspect Glenrock alone. Consequently an inspection of the south bank of the Rakaia from Mt Hutt through to Glenfalloch Station was carried out in the company of Mr Allan Teale (Noxious Plants Officer - Ashburton County).

Whilst every known nassella site was not visited within this area during the inspection, the opportunity was used to obtain an idea of the extent of ... infestation (please see attached map).

Background to Rakaia Infestations

District rumour suggests that nassella tussock was initially brought to the Rakaia area in the early 1920's when a road gang camped at Double Hill was suspected of having used homemade mattresses containing nassella straw.

Since then no nassella was seen until 1956 when nassella tussock was identified in the Glenarriff/Glenrock localities.

Since then further infestations have been found both out in the Rakaia riverbed and on the northern fringes of the 4 pastoral leases extending from Double Hill (P127) through to Mt Hutt (P51). In addition infestations have been identified in several localities on the plains area of the Ashburton County.

It is therefore strongly suspected that the often periodic north-westerly winds which blow down the Rakaia Gorge have carried seed from the original infestation at Double Hill down the length of the gorge and out onto the Canterbury Plains.

Two other means of spreading seed are also suspected; these being through vehicles leaving the Rakaia Gorge, though it is conceded that creek fords near the lower end of the gorge road would greatly reduce this risk. The second suspected means of spread is by way of stock run on Upper Lake Heron and Glenfalloch Stations which are annually transferred to and from the down land farm attached to these properties at Cleardale near the mouth of the gorge.

...

Previous Eradication Attempts

Up until the present time attempts at eradication of nassella have been very haphazard. The responsibility of control has largely been left to the runholders concerned with previous county noxious plants officers providing encouragement when the mood struck them. This has resulted in some areas being consciously grubbed while in others plants have been allowed to seed enabling the infestation to spread further.

The present stage of infestation has reached a point where it is now beyond the extent which it would be considered reasonable to expect runholders to control their own.

What is now required is a co-ordinated effort to firstly contain any further spread and then attempt to eradicate the plant in the area.

Economic Importance of Rakaia Infestation

Even a casual glance at the terrain encountered south-west of the upper Rakaia River would convince one that once nassella gains a strong foothold here and perhaps further south-west towards Lake Heron the cost of control and/or eradication will increase many times over. At present the infestation has not spread any further south-west than the faces overlooking the Rakaia River. But once it gains a foothold in the Ashburton River Catchment (as it most certainly will if the spread is not checked) control methods will involve many man hours walking steep mountainous country to grub individual plants.

In addition it must be stressed that should the infestation be allowed to spread further than it already has on the Canterbury Plains there is a very grave danger of the Ministry of Agriculture closing down the production of small seeds from farms in the area which would be nothing less than disastrous for the district.

For these two reasons then the present Rakaia infestation must be considered of national importance and not the responsibility of the local runholders only. Leaving eradication to local runholders has already resulted in the infestation spreading further and it cannot be stressed enough that by containing the infestation within its present boundaries will benefit farmers in the whole of the Ashburton County.

Future Eradication Requirements

When discussing the nassella problem with the Noxious Plants Officer the following course of action evolved:

- 1/ An experienced observer be put into the field to carefully map the present infestation in detail. This will enable proper plans to be drawn up for the necessary eradication. To date present knowledge of the infestation is not sufficient to enable an accurate estimate to be made of future time and costs involved.
- 2/ Then a special nassella grubbing team to be established within the district under the control of an experienced foreman to continually grub the known infestations to control further spreading and eventually eradicate the weed.

Conclusions

It is considered the present noxious plants officer Mr Allan Teale is fully aware of what is required to commence an effective control programme on the Rakaiia infestation. In addition he has already made an unofficial approach to a man he considers ideally suited to firstly mapping the present infestations and to then take charge of grubbing gangs on a full time basis.

All that is presently lacking is sufficient support at the inter-departmental committee level to obtain funds to start the scheme on its way.

Continued lack of support at this level can only result in a further spread of the weed perhaps into the Ashburton Catchment and further, while immediate action will at least contain it.

Recommendation

That this department lend its support at the inter-departmental committee level for the acquisition of funds for the detailed mapping of the infestation and then for setting up of permanent grubbing gangs.

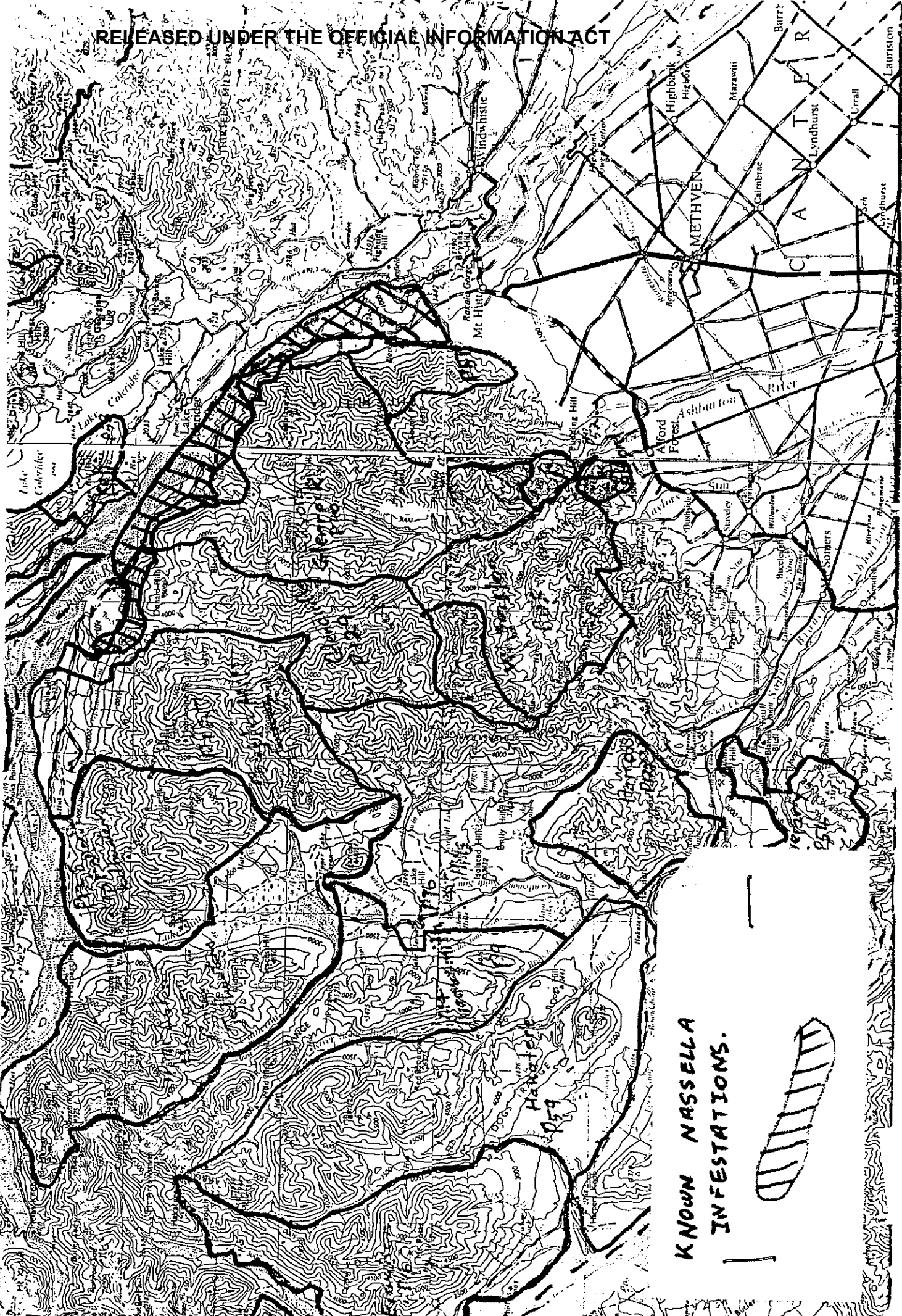
Ian D Stansbury

I. Stansbury
Field Officer

I agree. This Department should give its full unqualified support to identifying the extent of the wassella infestation initially. As a second phase a full control programme can be planned & executed.

W.E. Chalmers
SFO 9/2/81.

Copy to GP10. Allan Teale is thoroughly experienced in wassella control since he spent time with the Mt Party Board. This latter Board has agreed to make labour available for grubbing which should be supervised by W.P.O. Teale. I doubt that there is any lack of support for control measures on the inter-departmental committee. Report mentions no contact with leases which was one of the main reasons for requesting it. While the problem may now be too big for them it was not always so & I believe the first line attack of any grass should be the leases. Getting the leases & station labour involved in the recognition & eradication of wassella is most important.



KNOWN NASSELLA
INFESTATIONS.



Hawatere
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GRAZING MANAGEMENT

Wethers

Mid May - end September	Rotate between Black Hill, Steep Hill, Sisters, Whiskey and Boundary Spurs.
End September - early January	Control rank growth on the paddocks and developed OS/TD blocks.
Early January - mid May	Spread out on Mt Hecla, Cookies Basins, Cookies Point, Back Mt Hutt and The Spur.

Ewes

Mid May - mid September	Rotate in 1 mob around OS/TD blocks with weekly shifts (2 times around), then mob stocked on 1 block and fed grain. Shearing takes place at the beginning of September.
Mid September - early January	On the paddocks until 1 week prior to lambing. Lambing takes place on the OS/TD blocks. Tailing at the end of November, then going back on to paddocks and developed hill until weaning at the end of January.
End January - mid May	Crutching in early February then the ewes move on to Top Redcliffe, Cookies Flat, Cookies Faces, Black Hill Basins and Top Sisters.

2 Teeths and Studs

Studs stay on the paddocks all the time. Two-teeths on the paddocks until mid May when they enter the ewe mob.

Hoggets

Mid May - end January	On the paddocks.
End January - March	On Steep Hill until entering 2 teeths in March.

Cattle

Cows -	
Mid May - end September	On the developed OS/TD blocks and Steep Hill.
End September - October	Calved on OS/TD blocks.
October - May	On the paddocks and out in the riverbed.

Calves/Young Stock -

Stay with cows on the paddocks and riverbed until mid May then put on blocks and paddocks as required.

Steers and Replacement Stock -

Mid May - end September

Top Redcliffe.

September - mid May
- June

On paddocks with cull heifers being sold in June. Replacement stock enters cows in mid May.

From the above it can be seen that the ewes remain almost constantly on the paddocks and OS/TD blocks having only $3\frac{1}{2}$ months in the autumn on the better front country. With the large area of developed freehold pasture, judicious management involving rotational grazing and flushing with grain, the Ensors are obtaining excellent stock performances. All young stock remain constantly on the paddocks and OS/TD country, enabling the hoggets to be well grown before entering the ewe flock as 2 toothers. The wethers are used to tidy up rank growth on the paddocks and OS/TD blocks as required and spend the remainder of the year moving around the better spurs and basins of the more remote Pastoral Lease.

When the property is subdivided in June 1983, the grazing patterns will change to some degree. Just what will happen is not yet decided. As each brother is receiving roughly a similar balance of the Pastoral Lease to freehold, I can see that no major problems will occur. (A further inspection in June 1984 should be able to clarify the grazing management adopted.)

T.B. Hood
T.B. Hood
Field Officer

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FILE NO. P 40

PASTORAL RUN - STOCK INCREASE/ROUTINE INSPECTION

RUN NAME: GLENROCK AREA: 17428 ha.
 LESSEE: GLENROCK LAND CO. LTD APPROVED
 MANAGER: C.R. & W.H.D. ENSOR
 RUN NO. 266
 LOCATION: On South Bank of Rakaia River Road 32 km from NW of Methven
 RAIL: 64 km SALEYARDS: 32 km PRIMARY SCHOOL: Double Hill km.
 TENURE: 33 years from 1 / 1 / 54 A.R. \$ 670 from 1 / 1 / 54

PART I: GENERAL DESCRIPTION:
 PASTURES & COVER

	Lease Renewal 1 / 1 / 54	Prev. Insp. 9 / 9 / 71	Current Insp. 19 / 1 / 83	
Sown past.	- good			<u>Lease</u> <u>Freehold</u>
	- fair	-	-	
Lucerne	NOT RECORDED in detail.	-	-	
	- good			
	- fair			
Fallow or feed	.....	.....	.....
Total Area Cultivated	.....	.....	.....
AOS & TD	- good			
	- fair	105	298	750
Native grasses	-	12063	11870	926 Native & Dev
	-			
Waste, bush etc.,	.....	5260	5260	570
Totals (ha.)	17428	17428	17428	2246

ASPECT: Greater than 50% Sunny

CONTOUR: Very little flat on the pastoral lease - mainly steep hills & gullies.

BALANCE: Good balance

RAINFALL RANGE: 705mm-1068mm Av 875 ALTITUDE RANGE: 460m - 2200m

ACCESS: To property - 24km gravel road meets with sealed HW.
 Within 16km of 4WD access down the Swift River to Cookies Hut - remainder by foot.

FENCING: Boundaries - Largely reliant upon natural boundaries.
 Internal - On hill blocks conventional post wire & batten; on flat electric.

ANNUAL TOPDRESSING:	Capital	Maintenance	Lease	Total Pdks
220/250 kg S	19 79/80	65T S Super		139T S Supe
Super/ha on	19 80/81	50T S Super		60T S "
OS/TD Lease	19 81/82	75T S Super		36T S "
				26T D.A.P.

ANNUAL CULTIVATION: Nil on Pastoral Lease

CULTIVATION APPROVED: Nil ha. Additional carried out - Nil

TRACKING: Quality & Maintenance - Rough clay track to Cookies Hut.

DEVELOPMENT SINCE LAST INSP.: New woolshed and covered yards. Two sets sheep yards. 1 set cattle yards. 20km fencing on P.L. Subdivisional fencing on freehold pdks. 190 ha OS/TD on P.L. 560 ha on freehold.

RUN PLAN OPERATING ~~Yes~~/No. An area (1207 ha) previously grazed by Mt Alford has been (Comment if necessary) included in a Mt Alford Run Plan. A proposed surrender of two blocks totalling 9270 hectares was considered as early as 1971 but no further action has taken place since the mid 70's and the present lessees have no desire to continue with plans for retirement/surrender of these areas.

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PAF 11
 STOCK LIMITATION IN LEASE: 6500 sheep (incl. br. ewes) plus 10%
 cattle (incl. br. cows)

SUBSEQUENT INCREASES APPROVED: Overall P/L only

Date:	1971	6500	sheep incl.	b/ewes,	30	cattle incl.	20	b/cows
"	" "	"	"	" "	"	"
"	" "	"	"	" "	"	"
"	" "	"	"	" "	"	"

SHEEP BREED AND SUITABILITY: (Two toothed are ~~are not~~ mated) Corriedale breeding own replacements.

CATTLE POLICY: Angus cows. Hereford bull as terminal sire. Angus bull for replacements. Selling steers as weaner calves. Retain heifers until 2 1/2yr old-selling culls.

TOCK ACTUALLY WINTERED - incl. other land worked with Run (ha F/H)
 (ha L/H)

	Br. Ewes	Dry Ewes	Weth.	Hog.	Ors.	Total Sheep	Br. Cows	Adult Strs.	Ors.	Total Cattle
1967	3155	486	3412	2606	.....	9659	53	.....	95	148
1971	3497	322	3046	2758	.....	9623	98	.....	72	170
1976	4395	.....	3000	2400	205	10000	126	.....	86	212
1979	4400	.....	3400	2600	200	10600	142	.....	148	290
1982	5325	.....	3998	3140	255	12718	182	93	104	379
19	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....
Normal	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....

Closing S.U. (10500 SU) (2000 SU)

ACTUAL PRODUCTION:	Wool Av.	Death Rate	Lambing	Calving	Death Rate
	kg.	%	%	%	%
1980	4.48	NA	Ewes/Ram 100	96	NA
1981	4.52	"	100	97	"
1982	NA	"	90	90	"

GROWN 1982 (Poor Autumn/Labour Week weather)
 SUPPLEMENTARY FEED PURCHASED: 22ha oats for grain
 28ha chow. 5500 bales of hay produced.

IF OTHER LAND WORKED WITH RUN ESTIMATE CARRYING CAPACITY OF RUN ON ITS OWN.
 1670 ha (effective area) freehold

GENERAL: (including comments on management and the following points):

- (a) effect of present stock concentrations
 - (b) amount and condition of Class VII and VIII country
 - (c) desirability and possibility of destocking this country or withdrawing it from the lease
 - (d) noxious animals, pests and plants
 - (e) erosion and reversion
 - (f) potential
 - (g) is a Marginal Lands, R.B.F.C. development loan or Run Plan operating and what is the effect?
 - (h) condition of improvements
 - (i) suitability for reclassification
 - (j) impression of property as a whole accompanied by a grazing chart and a plan of property showing fencing, T.D. & O.S, cultivation, block names, tracks and other features.
- (a) The large area of freehold paddocks and developed tussock blocks has meant that less pressure is applied to the Class VIII and VII country. Although on my inspection stock (wethers) were seen higher (on the Mt Hecla Block) than is desirable. Overall the present stock concentrations are reasonable.
- (b) & (c) Class VIII - 7483 ha. Class VII - 8329 ha. Most of this country is in the two areas considered for retirement under a proposed SCCB run plan in the 1970's. Ideally retirement would be in the interest of improved management of these areas. Stock are still obtaining access and any chance of revegetation must be limited. At the present moment the Ensors are not interested in retirement/surrender of the two areas.

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- 1) Low numbers of chamois are present. Noxious plants include nassella tussock (see map for location), some nodding thistle on the developed blocks (increased fertility) and gorse (minor infestation down the Swift River and more serious in extent on the Rakaia River flats. Control is being undertaken by County programme and lessees.
- 2) Geological erosion is occurring in the Class VIII and VII country. No reversion evident.
- 3) The run has potential for further OS/TD and definitely needs greater subdivision to achieve higher stock numbers. With the subdivision into 2 units it is expected that more of the above will be carried out.
- 4) RBFC - LDEL loans (1) 32,700 (2) 10,856 - Development Loans (1) 10,000 (fencing) 14,000 (covered yards). Being used to good effect. The LDEL has financed OS/TD and the development loans the building of structural improvements. 1207 ha area previously utilised Mt Alford is included within a SCCB run plan providing Mt Alford with the offsite benefit. benefit to Glenrock.
- 5) Presently a new dwelling is under construction on the Redcliffe freehold. Remainder of structural improvements excellent, with adequate remaining structural impts for subdivision to two units (two complete shearing sheds and yards).
- 6) Not suitable.
- 7) The P.L. and F.H. areas combine well, stock performance is excellent and structural improvements are more than adequate. Noxious animal numbers are low. Noxious plants include nassella (some concern), nodding thistle and gorse. Overall an excellent property with further potential for development existing.

(continue overleaf if necessary)

PART III (to be completed when Stock Increase required)

RECOMMENDATION: (Stock numbers and conditions)

See accompanying report for recommendation.

..... *J.B. Neal*

Field Officer 4/2/83

PART IV: D.F.O./S.F.O's Comments:

/ /

PART V: C.P.L.O's Comments:

Chief Pastoral Lands Officer

/ /

COMMITTEE'S DECISION:

KNIGHT FRANK (NZ) LIMITED

Appendix A

This report has been prepared on the instruction of Land Information New Zealand in terms of the contract number 50178 dated September 1999 and is undertaken for the purposes of the Crown Pastoral Leases Act 1998.

LAND STATUS REPORT for GLENROCK				[LIPS ref.12782]
Property	1	of	1	

Land District	Canterbury
Legal Description	Sections 1 & 4 SO 17637, Sections 6, 7 & 8 SO 17638, Sections 9, 10, 11 & 12 SO 17639, Sections 2, 3, 13, 14, 15, 16 & 17 SO 17640 & Section 5 SO 17641 situated in Blocks IX & X Glenrock & Blocks III, IV, VII, VIII, XI & XII Somers Survey Districts.
Area	7012.4856 hectares
Status	Crown Land subject to the Land Act 1948.
Instrument of lease	All Pastoral Lease 33A/1190 pursuant to section 66 as registered under section 83 Land Act 1948.
Encumbrances	Subject to Part IVA Conservation Act 1987 upon disposition.
Mineral Ownership	Minerals remain with the Crown as the land has never been alienated since its acquisition for settlement purposes, from the former Maori owners under the Kemp purchase 1848.
Statute	Land Act 1948 & Crown Pastoral Land Act 1998.

Data Correct as at	15 October 1999
[Certification Attached]	Yes

Prepared by	Peter M King
Crown Accredited Agent	Knight Frank (NZ) Limited

KNIGHT FRANK (NZ) LIMITED

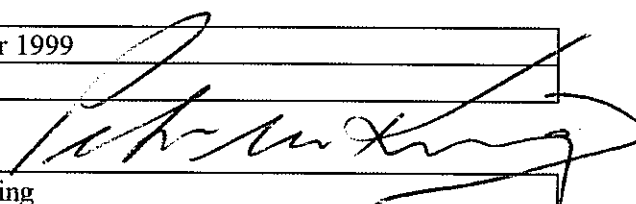
Appendix B

This land status report has been prepared on the instruction of Land Information New Zealand in terms of the contract number 50178 dated September 1999 and is undertaken for the purposes of the Crown Pastoral Leases Act 1998.

LAND STATUS REPORT for GLENROCK	[LIPS ref.12782]
Property 1 of 1	

Land District	Canterbury
Legal Description	Sections 1 & 4 SO 17637, Sections 6, 7 & 8 SO 17638, Sections 9, 10, 11 & 12 SO 17639, Sections 2, 3, 13, 14, 15, 16 & 17 SO 17640 & Section 5 SO 17641 situated in Blocks IX & X Glenrock & Blocks III, IV, VII, VIII, XI & XII Somers Survey Districts.
Area	7012.4856 hectares
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Encumbrances	Subject to Part IVA Conservation Act 1987 upon disposition.
Statute	Land Act 1948 & Crown Pastoral Land Act 1998.

Data Correct as at	15 October 1999
[Certification Attached]	Yes



Prepared by	Peter M King
Crown Accredited Agent	Knight Frank (NZ) Limited

Certification:

Pursuant to section 11(1)(l) of the Survey Act 1986 and acting under delegated authority of the Surveyor-General pursuant to section 11 (2) of that act, I hereby certify that the land described above is; Crown Land subject to the Land Act 1948.

R. Moulton

Date *27 / 10* /1999

R Moulton, Chief Surveyor
Land Information New Zealand, Christchurch

[Handwritten notes]
19/10

GLENROCK RESEARCH - Property 1 of 1

<p>Notes : This information does not affect the status of the land but was identified as possibly requiring further investigation at the due diligence stage : See Crown Pastoral Standard 6 paragraph 6</p>	<ul style="list-style-type: none">(i) Legal road not contiguous with the current formation along the Rakaia River and "Cookies Flat"/Redcliffe Stream. Early file correspondence indicates where this legal road diverges from the formation, it should be stopped and incorporated into the pastoral lease i.e. SO 6037.(ii) Prior Pastoral Lease 574/70 carries the memorial in respect to a Land Improvement Agreement, document No. 306609/1 (1207 ha). This area is now defined as Section 21 SO 17637 and as such does not affect the current "Glenrock". Although Section 21 had no formal surrender or discharge from either PL 574/70 or 33A/1191, the agreement is redundant. This memorial has not been brought down against the current lease.(iii)) Area identified for surrender (Pt Sec 1 SO 17637 approx 3770 ha). This coupled with a potential survey, has not occurred to date.(iv) Reconciliation of boundary fencing can only be identified upon survey.(v) Lease file CCL submission recommendation (1985), identifies an area of wetland for a conservation covenant referred to as, "Cookies Flat" east of Redcliffe Stream, however it is thought part may encroach into "Glenrock". No conclusion reached, within "Redcliffe" ?(vi) NZ gazette 1954 page 1299 formalises a licence to establish a Power Generation Scheme on "Cascade Stream" Block I Hutt SD, expiring March 1976. There is no plan to support its location. It is raised again in (1988) as being located on Redcliffe Stream. Although this would appear to be wholly in "Redcliffe" it may supply power to "Glenrock" also and or fall, in the area of marginal strip protection ?(vii) Current compiled definition of SO 17637 - SO 17641, are only adequate in respect to the current pastoral lease definition.
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LAND STATUS REPORT for GLENROCK				[LIPS ref.12782]
Property	1	of	1	

Research Data: Some Items may be not applicable

Property	1	of	1	
SDI Print Obtained				Yes
NZMS 261 Ref				K35
Local Authority				Ashburton District Council
Crown Acquisition Map				Kemp Purchase
SO Plan				Sections 1 & 4 (SO 17637) Sections 6, 7 & 8 (SO 17638) Sections 9, 10, 11 & 12 (SO 17639) Sections 2, 3, 13, 14, 15, 16 & 17 (SO 17640) Section 5 (SO 17641)
Relevant Gazette Notices				N/A
CT Ref / Lease Ref				All Pastoral Lease 33A/1190.
Legalisation Cards				N/A
CLR				N/A
Allocation Maps (if applicable)				No interest identified.
VNZ Ref - if known				All assessment 24390-01201 (7012.4856ha) All assessment 24390-01201C (2227.3333ha) Canterbury Regional Council "Cleardale" river control rating area.
Crown Grant Maps				Glenrock (No date), SO 5976 (1911)
If Subject land Marginal Strip:				<p>Note: Subject to the provisions of section 58 of the Land Act 1948 on SO 17637 - 17641. No memorial on lease.</p> <p>Rakaia River, North Branch Ashburton River, Swift River, Redcliffe Stream, Swift River & Donald Stream form part of the boundaries while other lesser streams are clearly depicted on SO 17637 (1988) as a pecked line without a one chain strip having been laid off.</p> <p>In view of LINZ letter dated 13 November 1997 regarding "Lilybank" and Ministerial Co-Ordinating Committee/State Owned Enterprises paper 271 dated 31 March 1987 (Dept of Justice) it would appear this memorial to have no substance unless a one chain strip was laid off by definition on a plan in the Chief Surveyors records.</p> <p>It is interesting to note the section 58 Land Act 1948 strips were set out after the Conservation Act 1987.</p>
a) Type [Sec 24(9) or Sec 58]				
b) Date Created				
c) Plan Reference				

LAND STATUS REPORT for GLENROCK		<i>[LIPS ref. 12782]</i>	
Property	1	of	1

Research – continued

Property	1	of	1	
If Crown land - Check Irrigation Maps.				N/A
Mining Maps				K35 - No interest identified.
If Road				
a) Is it created on a Block Plan - Section 43(1)(d) Transit NZ Act 1989				a) SO Plan: SO 2817, Topo 11G, 13G & 15G (Crown Grant).
b) By Proc				b) Proc Plan: SO 6037 c) Gazette Ref: 1931 page 1704 & 3019
Other Relevant Information				
a) Concessions - Advice from DOC or Knight Frank.				a) N/A
b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998.				b) Subject to Part 9 Ngai Tahu Claims Settlement Act 1998. Deed of Recognition Schedule 17 Ngai Tahu Claims Settlement Act 1998 (Ashburton River) MD 116 SO 19852.
c) Mineral Ownership				c) Minerals are owned by the Crown because the land has never been alienated from the Crown since its acquisition for settlement purposes from the former Maori owners under Kemp Purchase 1848. Contained in [provide evidence]: Part PR 315 (1912) Run 119A, is the earliest lease available after Canterbury gazette 1867 pages 159/160/161 (No.201, 264 & 329), confirmation of runs under the Canterbury Land Regulations.
d) Other Information				N/A

File Reference : LINZ (LIPS) 12782

4th Floor, Knight Frank House
76 Cashel Street, Christchurch
Telephone: (03) 379 9787
Facsimile: (03) 379 8440

CERTIFICATE OF AUTHORISATION

PROPERTY ADDRESS:

**GLENROCK - RAKAIA RIVER
CANTERBURY**

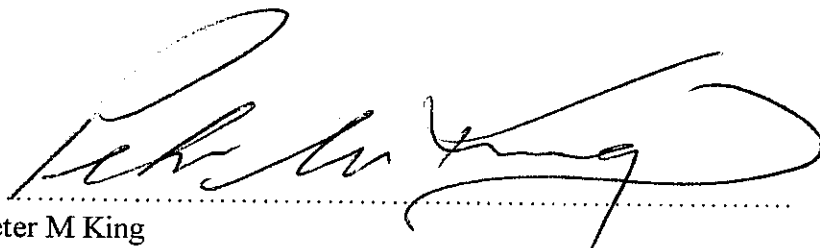
ASSURANCE

Knight Frank (NZ) Limited gives an assurance that the document attached to this certificate is in order for signature.

The decision when made will comply with the following statutory requirements:

- The New Standards & Guidelines Manuals CCPO; Legalisation/Roading, OSG Standard 1995/05.
- Land Act 1948
- Crown Pastoral Land Act 1998

In giving this assurance **Knight Frank (NZ) Limited** undertakes that all relevant policy instructions, legal requirements, court judgements and any other matters have been taken into account and applied where appropriate.



Peter M King
Crown Accredited Agent

Date: 15 October 1999

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INTERNATIONAL PROPERTY CONSULTANTS

FOR
DIAGRAMS
SEE



River

Lake O...

SHEET 2

Section 5
SO 17641
6.000 ha

Section 4
SO 17637
313.5500 ha

Section 1
SO 17637
6630.0 ha

LEGAL RD

Marginal Strip

Redcliffe Stream

LEGAL ROAD

Marginal Strip

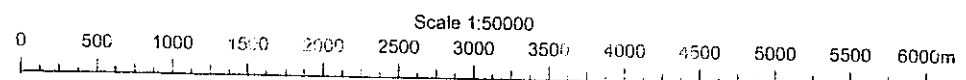
River

Swift

Marginal Strip

Ashburton River North Branch

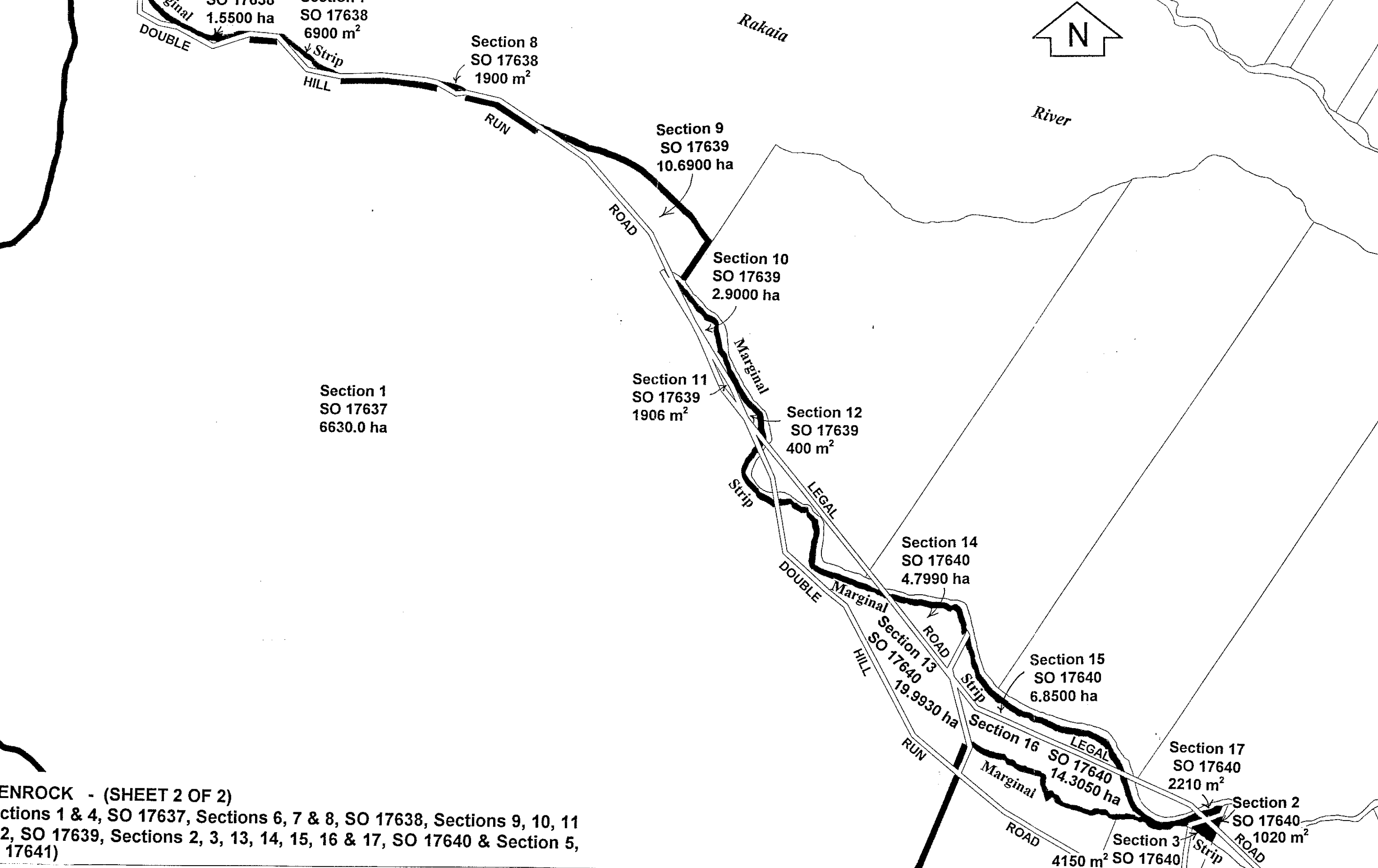
GLENROCK (Sections 1 & 4, SO 17637, Sections 6, 7 & 8, SO 17638, Sections 9, 10, 11 & 12, SO 17639, Sections 2, 3, 13, 14, 15, 16 & 17, SO 17640 & Section 5, SO 17641)
(SHEET 1 OF 2)



Note: All legal roads and or marginal strips are excluded from pastoral run "GLENROCK".

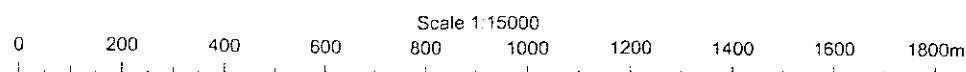
Canterbury Land District
Cadastral data correct
as at 15/10/1999
Reference NZMS 260 - K35

RELEASED UNDER THE OFFICIAL INFORMATION ACT

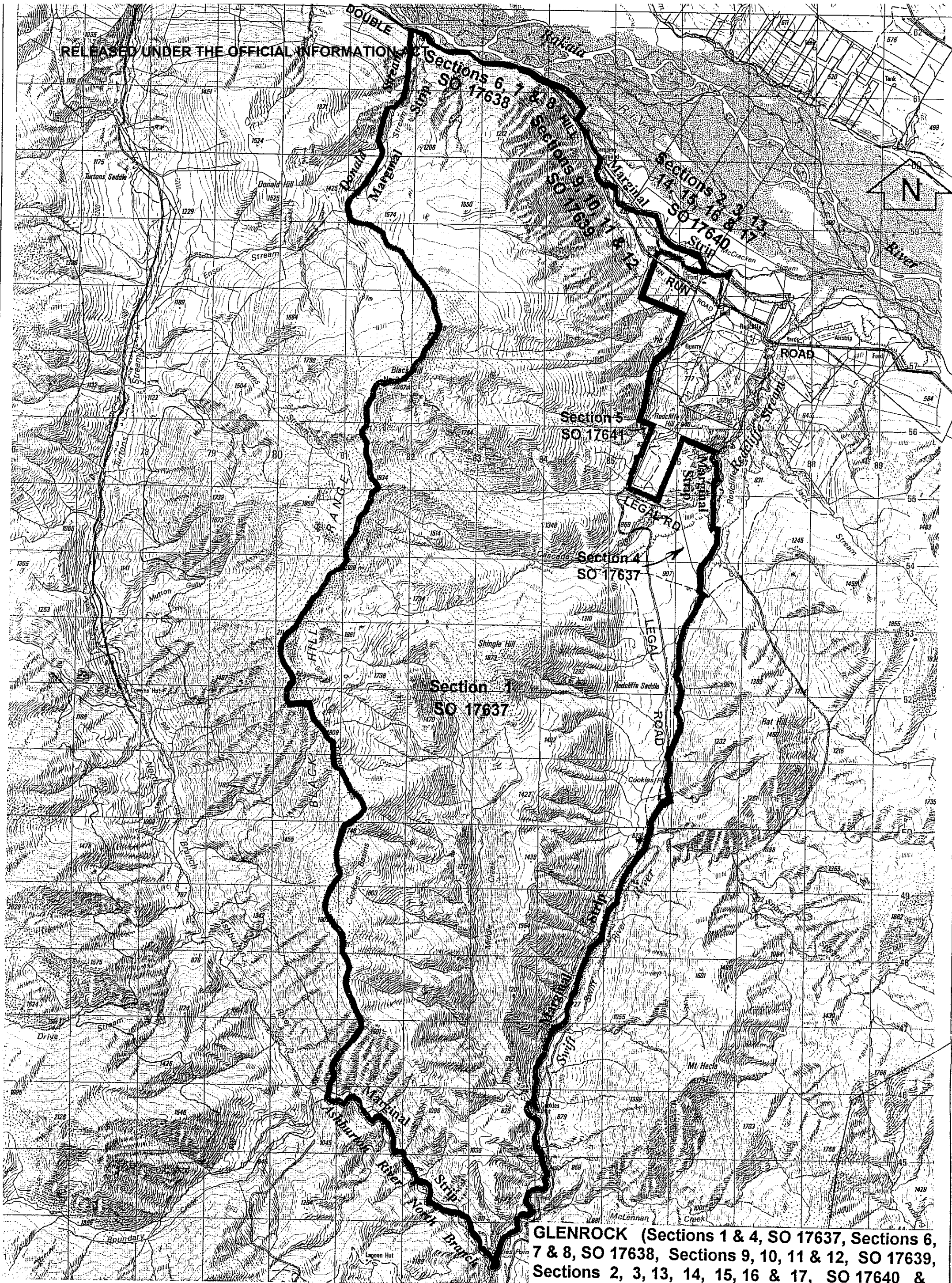


GLENROCK - (SHEET 2 OF 2)
 (Sections 1 & 4, SO 17637, Sections 6, 7 & 8, SO 17638, Sections 9, 10, 11 & 12, SO 17639, Sections 2, 3, 13, 14, 15, 16 & 17, SO 17640 & Section 5, SO 17641)

Note: All legal roads and or marginal strips are excluded from pastoral run "GLENROCK".



Canterbury Land District
 Cadastral data correct
 as at 15/10/1999
 Reference NZMS 260 - K35



GLENROCK (Sections 1 & 4, SO 17637, Sections 6, 7 & 8, SO 17638, Sections 9, 10, 11 & 12, SO 17639, Sections 2, 3, 13, 14, 15, 16 & 17, SO 17640 & Section 5, SO 17641)

EXCLUDES ALL LEGAL ROADS AND MARGINAL STRIPS (IF ANY)

Version	1	2	3	4	5
Canterbury Land District					
NZMS 260 K35					
				Sheet 1 of 1	
				Date 15/10/1999	

9th day of MAY

1990, at 11.46 o'clock.

REGISTER



No. 33A/1190

Pastoral Lease under the Land Act 1948

This Deed, made the 14th day of December 19 89 between HER MAJESTY THE QUEEN (hereinafter referred to as "the Lessor") of the one part, and CHARLES ROBERT ENSOR and JUDITH ENSOR, both of Methven, Farmers, as Tenants in Common in Equal Shares.

(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 7012.4856 hectares more or less, situated in the Land District of Canterbury, and being SECTIONS 1 and 4, SO 17637, Sections 6, 7 and 8, SO 17638, Sections 9,10,11 and 12, SO 17639, Sections 2, 3, 13, 14, 15, 16 and 17, SO 17640 and Section 5, SO 17641 situated in Somers and Glenrock Survey Districts as the same is more particularly delineated with bold black lines on the plan hereon; together with the rights,

No. 33A/1190

RELEASED UNDER THE OFFICIAL INFORMATION ACT

easements, and appurtenances thereto belonging. 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 January 1987, together with the principal hereon, the interest thereon, and the interest on the principal, YIELDING and paying therefor for the first 11 years of the said term unto the Department of Lands and Survey at Christchurch the annual rent of \$1575.00 (excl of GST) payable without demand by equal half-yearly payments in advance on the 1st day of January and the 1st day of July in each and every year during the said period of 11 years, and for the next two successive periods of 11 years of the said term a rent determined in respect of each of those periods in the manner provided in Section 66 (4A) of the Land Act 1948. AND also paying in respect of the improvements specified in the Schedule hereto the sum of \$ (which has already been paid) and thereafter by half-yearly instalments of \$ on the 1st day of January and the 1st day of July in each and every year

* Land Corporation Limited
 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 2,600 sheep which number shall not include more than breeding ewes nor more than cattle which number shall not include more than breeding cows 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:

Wild Animal Control Act 1977 *
 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.

* Department of Conservation, # Department
 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

NIL

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:

Occupation:

Address:

Commissioner of Crown Lands.

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

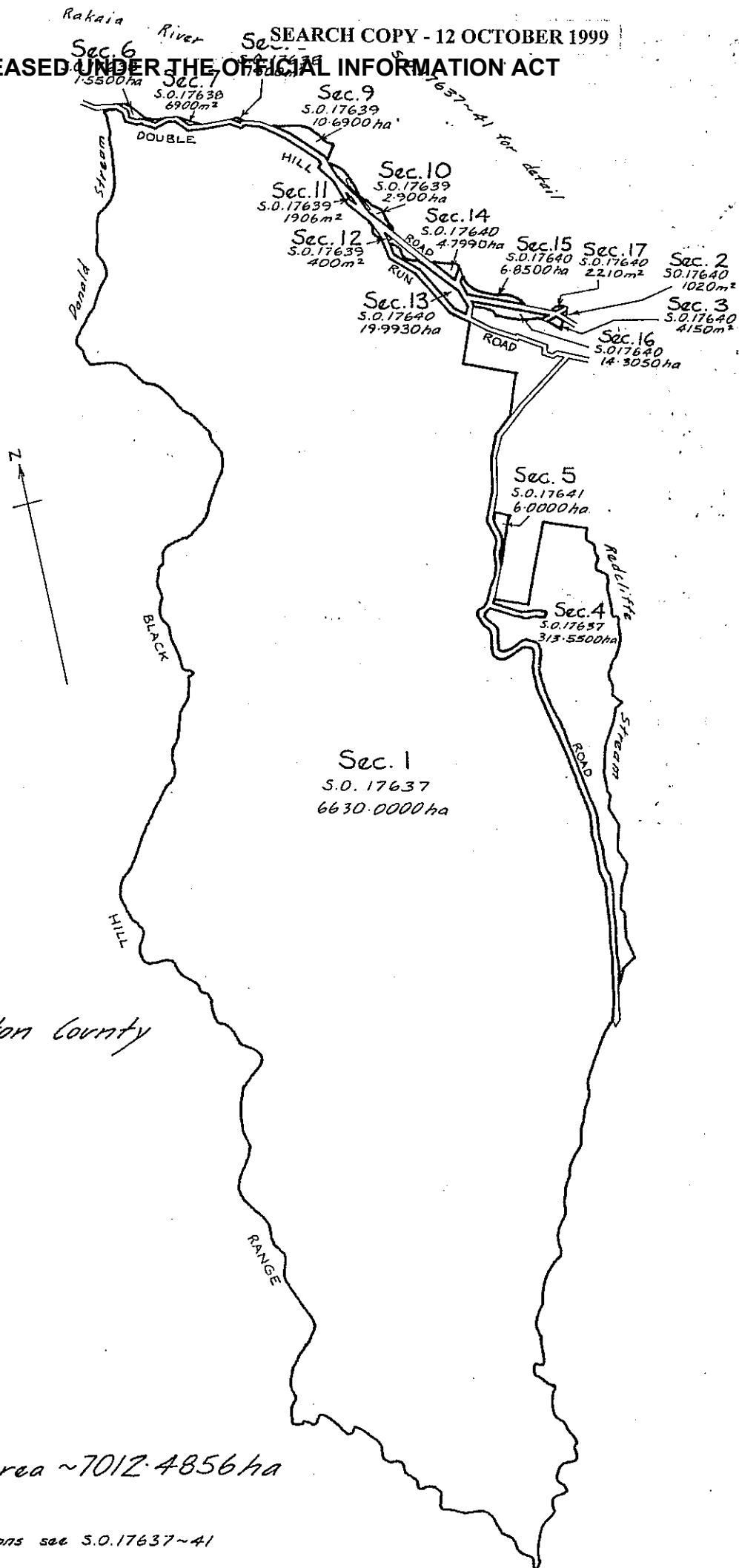
Witness:

Occupation:

Address:

Lessee.

62274J-86PTK



Total Area ~7012.4856 ha

For dimensions see S.O.17637~41

RELEASED UNDER THE OFFICIAL INFORMATION ACT

IN WITNESS WHEREOF the parties have hereunto subscribed their name this

14th day of December 1989.

SIGNED for and on behalf of)
HER MAJESTY THE QUEEN pursuant)
to a Deed lodged with the District)
Land Registrar as No. 686366/1 by)
LAND CORPORATION LIMITED by its)
Attorney DIANE FITZHARDING-JONES)
in the presence of;)

LAND CORPORATION LIMITED by its
Attorney

Diane Fitzharding-Jones

Witness: *J. Banta*

Occupation: *Consultant*

Address: *Landcorp, Christchurch*

SIGNED by the said CHARLES ROBERT)
ENSOR and JUDITH ENSOR as Lessee)
in the presence of;)

C.R. Ensor
Lessee

Witness: *[Signature]*

Occupation: *K. R. Ayers*

Address: *Solicitor, Christchurch.*

Judith Ensor
Lessee

Mortgage 875102/5 to Rural Banking and
Finance Corporation - 9.5.1990 at 11.46am

[Signature]
for A.L.R.

Mortgage 875102/13 to Charles Robert Ensor,
William Hugh Duncan Ensor and Clyde Leslie
Sugden - 9.5.1990 at 11.46am

[Signature]
for A.L.R.

CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

I, DIANE FITZHARDING-JONES of Christchurch, Property Officer

HEREBY CERTIFY -

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

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

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

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

SIGNED at Christchurch
this 14th day of DECEMBER
1989

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