

Crown Pastoral Land Tenure Review

Lease name : Mt WHITE

Lease number : PC 060

Due Diligence Report (including Status Report) - Part 3

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

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

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

July 09

PROPERTY 10 OF 16
LAND STATUS REPORT

**Q V VALUATIONS
CHRISTCHURCH OFFICE**

APPENDIX A10

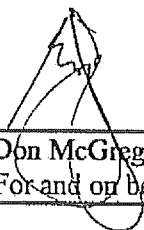
Project Number QVV 368

This report has been prepared on the instruction of Land information New Zealand in terms of Contract No. 50272 (as yet undated) and is undertaken for the purposes of the Crown Pastoral Land Act 1998.

LAND STATUS REPORT for Mt White Tenure Review (Freehold land)	LIPS Ref.
Property 10 of 16	Not applicable

Land District	Canterbury.
Legal Description	Rural Sections 27975 and 33196, Block IV, Grassmere Survey District.
Area	31.4212 hectares.
Status	Freehold land held by Mt White Station Limited.
Instrument of title	Computer Freehold Register CB31F/864.
Encumbrances	944274.1 Land Improvement Agreement pursuant to Section 30A Soil Conservation and Rivers Control Act 1941.
Mineral Ownership	The Mines and Minerals are owned by the freehold owners.
Statute	Not applicable.

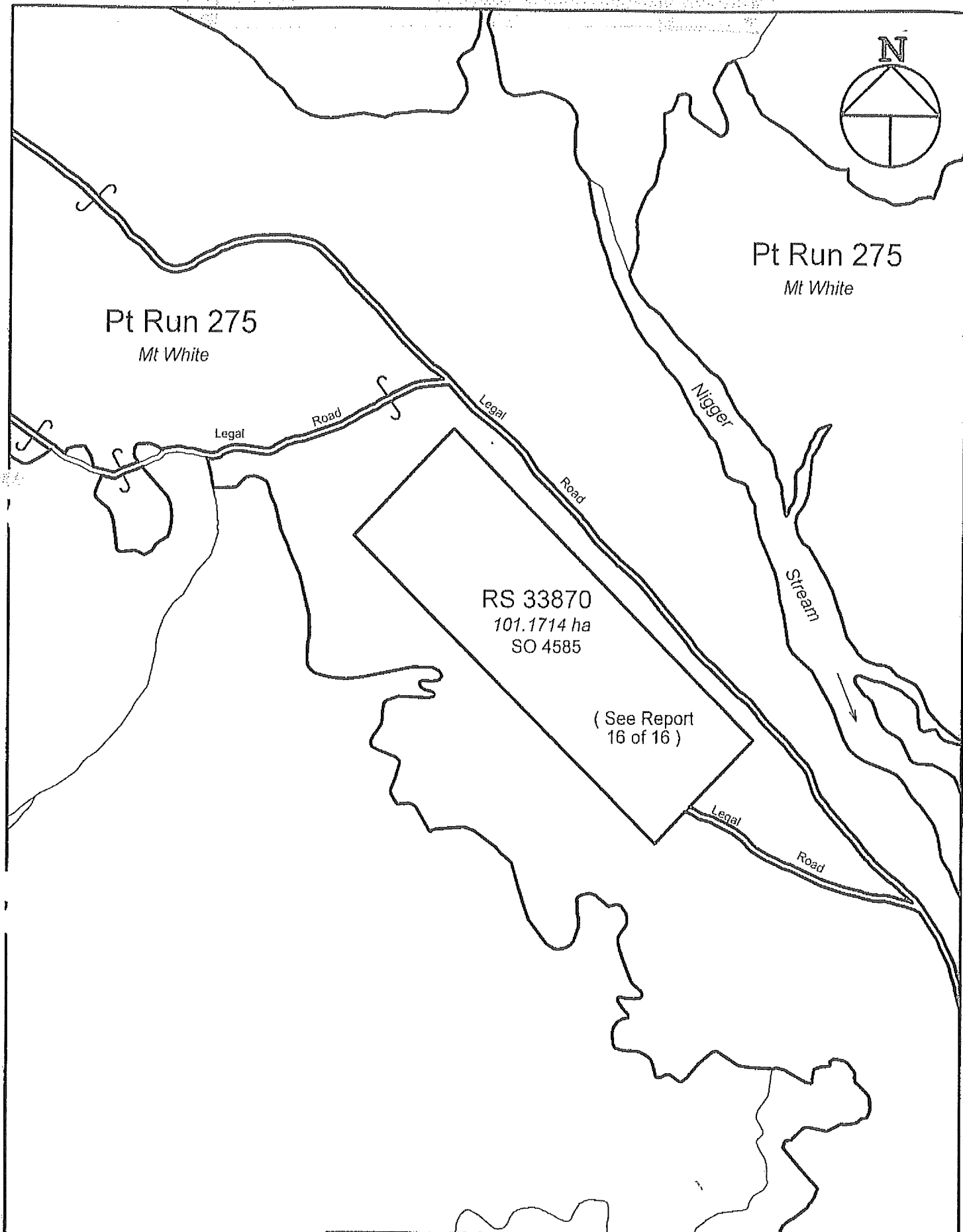
Data Correct as at	7 June 2002
[Certification Attached]	Yes



Prepared by Crown Accredited Supplier	Don McGregor, McGregor Property Services Limited, Christchurch For and on behalf of QV Valuations
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NOTES: This information does not affect the status of the land but was identified as possible requiring further investigation at the due diligence stage: See Crown Pastoral Standard 6	Not applicable.
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LAND STATUS REPORT for Mt White Tenure Review (Freehold land)		LIPS Ref Not applicable
Property 10 of 16		
If Crown land – Check Irrigation Maps	Not applicable.	
Mining Maps	Not applicable.	
If Road		
a) Is it created on a Block Plan – Section 43(1)(d) Transit NZ 1989	a) Not applicable.	
b) By Proc	b) Proc Plan Not applicable.	
	c) Gazette Ref Not applicable.	
Other relevant information		
a) Concessions – Advice from DOC or DTZ New Zealand Limited	a) Not applicable.	
b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998	b) Not applicable.	
c) Mineral Ownership	c) Remains with Computer Freehold CB31F/864.	
d) Other Info	d) Not applicable.	



Marginal Strip Subject to Sec 24(9)
Conservation Act 1987 - - - -

Sheet 10 of 13
Date 26/04/02

Mt White

Scale 1:20000

PROPERTY 11 OF 16
LAND STATUS REPORT

APPENDIX A – LAND STATUS REPORT
(and supporting plans)

**Q V VALUATIONS
CHRISTCHURCH OFFICE**

APPENDIX A11

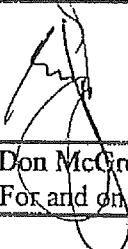
Project Number QVV 368

This report has been prepared on the instruction of Land information New Zealand in terms of Contract No. 50272 (as yet undated) and is undertaken for the purposes of the Crown Pastoral Land Act 1998.

LAND STATUS REPORT for Mt White Tenure Review (Freehold land)	LIPS Ref: Not applicable
Property 11 of 16	

Land District	Canterbury.
Legal Description	Rural Section 22784 situated in Block IV, Grassmere Survey District.
Area	77.6996 hectares.
Status	Freehold land held by Mt White Station Limited.
Instrument of title	Computer Freehold Register CB31F/865.
Encumbrances	944274.1 Land Improvement Agreement pursuant to Section 30A Soil Conservation and Rivers Control Act 1941.
Mineral Ownership	The Mines and Minerals are owned by the freehold owner.
Statute	Not applicable.

Data Correct as at	7 June 2002
[Certification Attached]	Yes



Prepared by Crown Accredited Supplier	Don McGregor, McGregor Property Services Limited, Christchurch For and on behalf of QV Valuations
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NOTES: This information does not affect the status of the land but was identified as possible requiring further investigation at the due diligence stage: See Crown Pastoral Standard 6	Not applicable.
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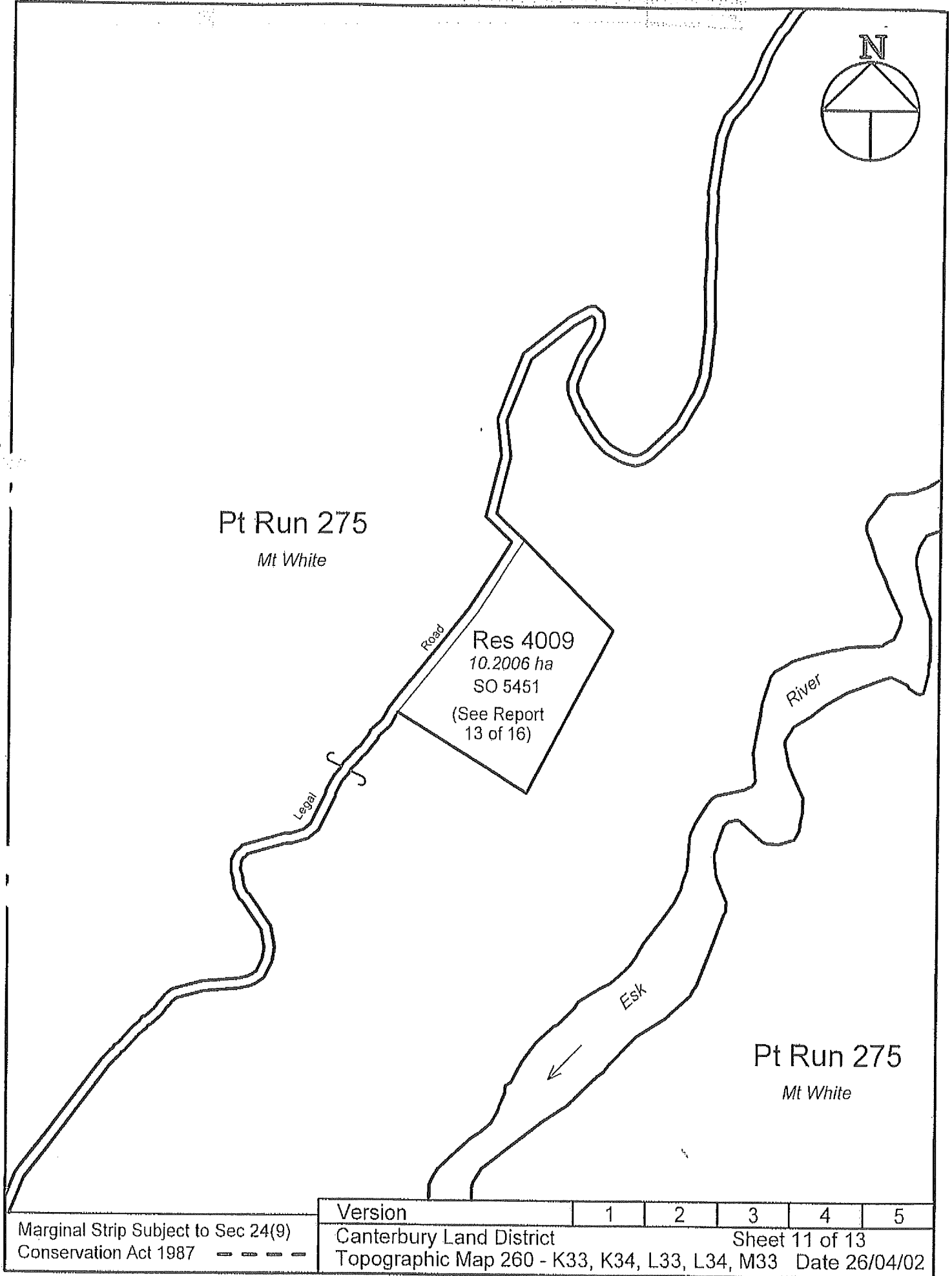
LAND STATUS REPORT for Mt White Tenure Review (Freehold land)	LIPS Ref Not applicable
Property 11 of 16	

Research Data: Some Items may not be applicable

SDI Print Obtained	Yes.
NZMS 261 Ref	L34.
Local Authority	Selwyn District Council.
Crown Acquisition Map	Not applicable.
SO Plans	SO 3072 – Plan of Grassmere District including Rural Section 22784 (Approved circa 1887).
Relevant Gazette Notices	Not applicable.
CT Ref / Lease Ref	Computer Freehold Register CB31F/865.
Legalisation Cards	Not applicable.
CLR	Not Crown land.
Allocation Maps (if applicable)	Not applicable.
VNZ Ref – if known	Not known.
Crown Grant Maps	SO 3072.
If Subject Land Marginal Strip:	
a) Type [Sec 24(9) or Sec 58]	a) Not applicable.
b) Date Created	b) Not applicable.
c) Plan Reference	c) Not applicable.

LAND STATUS REPORT for Mt White Tenure Review (Freehold land)	LIPS Ref Not applicable
Property 11 of 16	

If Crown land – Check Irrigation Maps	Not applicable.
Mining Maps	Not applicable.
If Road a) Is it created on a Block Plan – Section 43(1)(d) Transit NZ 1989 b) By Proclamation	a) Not applicable. b) Proc Plan Not applicable. c) Gazette Ref Not applicable.
Other relevant information a) Concessions – Advice from DOC or DTZ New Zealand Limited b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998 c) Mineral Ownership d) Other Info	a) Not applicable. b) Not applicable. c) Remains with Computer Freehold Register CB31F/865. d) Not applicable.

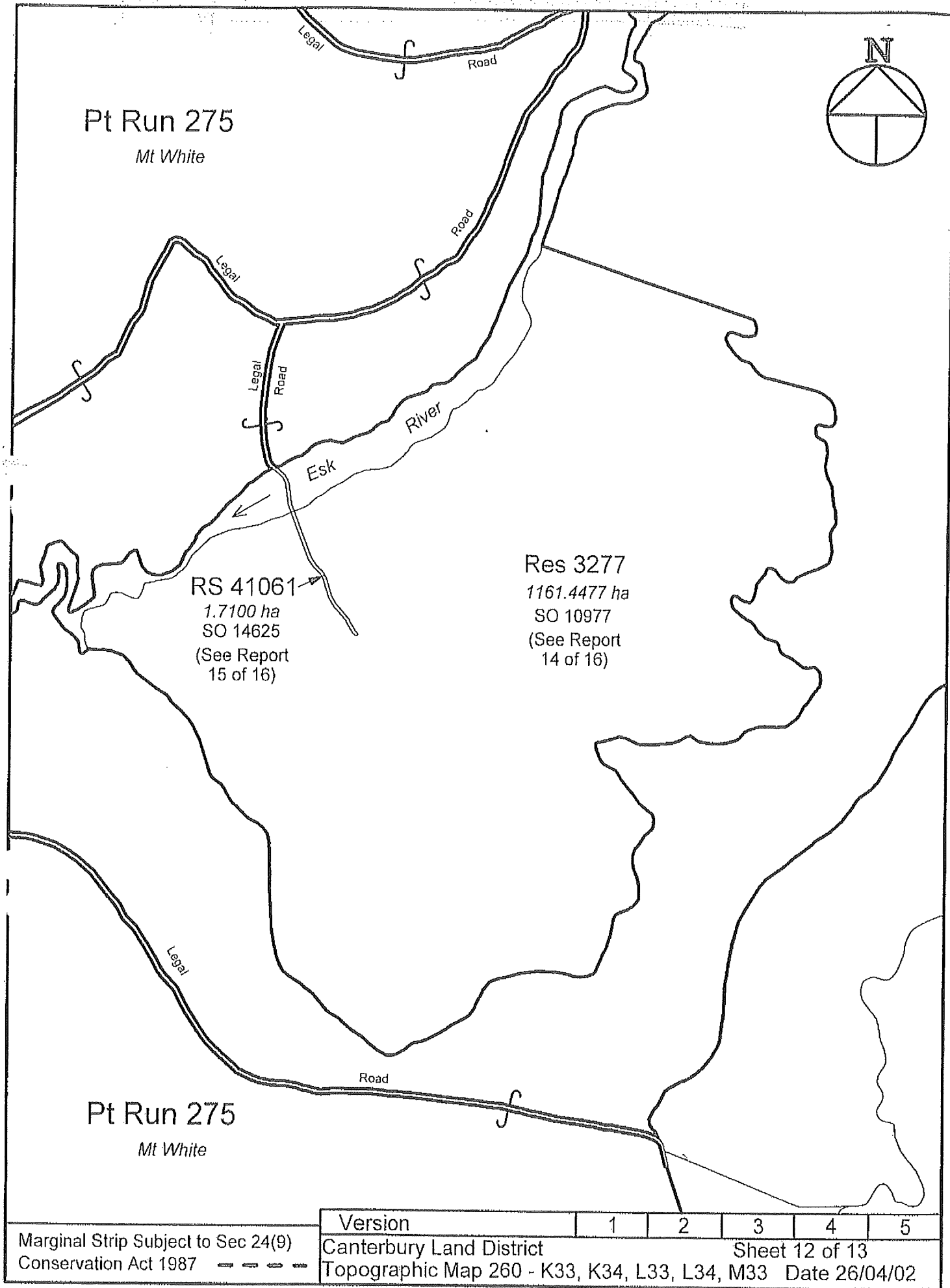


PROPERTY 12 OF 16
LAND STATUS REPORT

**APPENDIX A – LAND STATUS REPORT
(and supporting plans)**

LAND STATUS REPORT for Mt White Tenure Review (Freehold Land)	LIPS Ref: Not applicable
Property 12 of 16	

If Crown land – Check Irrigation Maps	Not applicable.
Mining Maps	Not applicable.
If Road a) Is it created on a Block Plan – Section 43(1)(d) Transit NZ 1989 b) By Proc	a) Not applicable. b) Proc Plan Not applicable. c) Gazette Ref Not applicable.
Other relevant information a) Concessions – Advice from DOC or DTZ New Zealand Limited b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998 c) Mineral Ownership d) Other Info	a) Not applicable. b) Not applicable. c) Remains with Computer Freehold Register CB31F/861. d) Not applicable.



PROPERTY 13 OF 16
LAND STATUS REPORT

**APPENDIX A – LAND STATUS REPORT
(and supporting plans)**

**Q V VALUATIONS
CHRISTCHURCH OFFICE**

APPENDIX A13

Project Number QVV 368

This report has been prepared on the instruction of Land information New Zealand in terms of **Contract No. 50272 (as yet undated)** and is undertaken for the purposes of the Crown Pastoral Land Act 1998.

LAND STATUS REPORT for Mt White Tenure Review (Crown Land)	LIPS Ref. 13443
Property 13 of 16	

Land District	Canterbury.
Legal Description	Reserve 4009, situated in Block XIII, Esk Survey District.
Area	10.2006 hectares.
Status	Crown land subject to the Land Act 1948.
Instrument of title	Not applicable
Encumbrances	Subject to: 1. Part 9 of the Ngai Tahu Claims Settlement Act 1998 (is Relevant land). 2. Part IVA of the Conservation Act 1987, upon disposition.
Mineral Ownership	The Mines and 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 the 1848 Kemp Deed of Purchase.
Statute	Land Act 1948.

Data Correct as at	7 June 2002
[Certification Attached]	Yes



Prepared by Crown Accredited Supplier	Don McGregor, McGregor Property Services Limited, Christchurch For and on behalf of QV Valuations
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NOTES: This information does not affect the status of the land but was identified as possible requiring further investigation at the due diligence stage: See Crown Pastoral Standard 6	This area is shown as Ungazetted Reserve for Travelling Stock on S.O. 5451.
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LAND STATUS REPORT for Mt White Tenure Review (Freehold land)	LIPS Ref 13443
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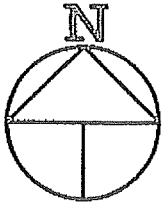
Property 13 of 16

Research Data: Some Items may not be applicable

SDI Print Obtained	Yes.
NZMS 261 Ref	L34.
Local Authority	Selwyn District Council.
Crown Acquisition Map	Kemp Deed of Purchase.
SO Plans	SO 5451 – Plan of Reserve 4009 - (Approved 07/11/1917).
Relevant Gazette Notices	Not applicable.
CT Ref / Lease Ref	Not applicable.
Legalisation Cards	Not applicable.
CLR	Shows the area as an Ungazetted Reserve for Travelling Stock.
Allocation Maps (if applicable)	This property was originally on the Permatron Schedule administered by Landcorp. It was later placed on the Disputed Land Schedule and reallocated to the Crown under U*L34*1A*C0 Copies of the Schedules and plans attached. This Property is on the Crown Land Database as LIPS 13443.
VNZ Ref – if known	24270/11701.
Crown Grant Maps	Not applicable.
If Subject Land Marginal Strip: a) Type [Sec 24(9) or Sec 58] b) Date Created c) Plan Reference	a) Not applicable. b) Not applicable. c) Not applicable.

LAND STATUS REPORT for Mt White Tenure Review (Freehold land)	LIPS Ref 13443
Property 13 of 16	

If Crown land – Check Irrigation Maps	Not applicable.
Mining Maps	Not applicable.
If Road a) Is it created on a Block Plan – Section 43(1)(d) Transit NZ 1989 b) By Proc	a) Not applicable. b) Proc Plan Not applicable. c) Gazette Ref Not applicable.
Other relevant information a) Concessions – Advice from DOC or DTZ New Zealand Limited b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998 c) Mineral Ownership d) Other Info	a) Not applicable. b) Part 9 of the Ngai Tahu Claims Settlement Act 1998 (is Relevant land). c) The Mines and 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 the 1848 Kemp Deed of Purchase. d) Not applicable.



Pt Run 275
Mt White

Road

Legal

Res 3278
238.7645 ha
SO 10977

(See Report 14
of 16)

Pt Run 275
Mt White

Marginal Strip Subject to Sec 24(9)
Conservation Act 1987

Version	1	2	3	4	5
Canterbury Land District					
Topographic Map 260 - K33, K34, L33, L34, M33					

Sheet 13 of 13

Date 26/04/02

Mt White

Scale 1:25000



PO Box 13-343

0 250 500 1000 1500 2000 2500 3000

PROPERTY 14 OF 16
LAND STATUS REPORT

APPENDIX A – LAND STATUS REPORT
(and supporting plans)

**Q V VALUATIONS
CHRISTCHURCH OFFICE**

APPENDIX A14

Project Number QVV 368

This report has been prepared on the instruction of Land information New Zealand in terms of Contract No. 50272 (as yet undated) and is undertaken for the purposes of the Crown Pastoral Land Act 1998.

LAND STATUS REPORT for Mt White Tenure Review (Crown Land)	LIPS Ref. Not applicable
Property 14 of 16	

Land District	Canterbury.
Legal Description	Reserve 3277 and 3278, situated in Blocks IV, X and XIV, Esk Survey District.
Area	1400.2124 hectares:
Status	Stewardship land pursuant to Section 62 of the Conservation Act 1987.
Instrument of title	Not applicable
Encumbrances	Subject to: 1. Part 9 of the Ngai Tahu Claims Settlement Act 1998 (is Relevant land). 2. Part IVA of the Conservation Act 1987, upon disposition.
Mineral Ownership	The Mines and 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 the 1848 Kemp Deed of Purchase.
Statute	Conservation Act 1987.

Data Correct as at	7 June 2002
[Certification Attached]	Yes

Prepared by Crown Accredited Supplier	Don McGregor, McGregor Property Services Limited, Christchurch For and on behalf of QV Valuations
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NOTES: This information does not affect the status of the land but was identified as possible requiring further investigation at the due diligence stage: See Crown Pastoral Standard 6	Not applicable.
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LAND STATUS REPORT for Mt White Tenure Review (Crown Land)	LIPS Ref Not applicable
Property 14 of 16	

Research Data: Some Items may not be applicable

SDI Print Obtained	Yes.
NZMS 261 Ref	L33/34.
Local Authority	Selwyn District Council.
Crown Acquisition Map	Kemp Deed of Purchase.
SO Plans	SO 10977 - Plan of Dampier area including Reserves 3277 and 3278 (Approved 15 May 1968).
Relevant Gazette Notices	NZ Gazette 1898 p 1457 set apart Reserves 3277 and 3278 as State Forest.
CT Ref / Lease Ref	Not applicable.
Legalisation Cards	Not applicable.
CLR	Not applicable.
Allocation Maps (if applicable)	DOC Allocation L34*2 deemed Reserves 3277 and 3278 to be Stewardship land pursuant to Section 62 of the Conservation Act 1987. Allocation Schedule and plans attached.
VNZ Ref -- if known	Not known.
Crown Grant Maps	Not applicable.
If Subject Land Marginal Strip: a) Type [Sec 24(9) or Sec 58] b) Date Created c) Plan Reference	a) Not applicable. b) Not applicable. c) Not applicable.

LAND STATUS REPORT for Mt White Tenure Review (Crown Land)	LIPS Ref Not applicable
Property 14 of 16	

If Crown land – Check Irrigation Maps	Not applicable.
Mining Maps	Not applicable.
If Road a) Is it created on a Block Plan – Section 43(1)(d) Transit NZ 1989 b) By Proc	a) Not applicable. b) Proc Plan Not applicable. c) Gazette Ref Not applicable.
Other relevant information a) Concessions – Advice from DOC or DTZ New Zealand Limited b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998 c) Mineral Ownership d) Other Info	a) Not Known. b) Part 9 of the Ngai Tahu Claims Settlement Act 1998 (is Relevant land). c) The Mines and 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 the 1848 Kemp Deed of Purchase. d) Not applicable.

PROPERTY 15 OF 16
LAND STATUS REPORT

APPENDIX A – LAND STATUS REPORT
(and supporting plans)

**Q V VALUATIONS
CHRISTCHURCH OFFICE**

APPENDIX A15

Project Number QVV 368

This report has been prepared on the instruction of Land information New Zealand in terms of Contract No. 50272 (as yet undated) and is undertaken for the purposes of the Crown Pastoral Land Act 1998.

LAND STATUS REPORT for Mt White Tenure Review (Crown Land)	LIPS Ref Not applicable
Property 15 of 16	

Land District	Canterbury.
Legal Description	Rural Section 41061, situated in Block XIV, Esk Survey District.
Area	1.7100 hectares.
Status	Stewardship land pursuant to Section 62 of the Conservation Act 1987.
Instrument of title	Not applicable
Encumbrances	Subject to: 1. Part 9 of the Ngai Tahu Claims Settlement Act 1998 (is Relevant land). 2. Part IVA of the Conservation Act 1987, upon disposition.
Mineral Ownership	The Mines and 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 the 1848 Kemp Deed of Purchase.
Statute	Conservation Act 1987.

Data Correct as at	7 June 2002
[Certification Attached]	Yes

Prepared by Crown Accredited Supplier	(Don McGregor, McGregor Property Services Limited, Christchurch For and on behalf of QV Valuations
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NOTES: This information does not affect the status of the land but was identified as possible requiring further investigation at the due diligence stage: See Crown Pastoral Standard 6	Not applicable.
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LAND STATUS REPORT for Mt White Tenure Review (Crown Land)	LIPS Ref Not applicable
Property 15 of 16	

Research Data: Some Items may not be applicable

SDI Print Obtained	Yes.
NZMS 261 Ref	L33.
Local Authority	Selwyn District Council.
Crown Acquisition Map	Kemp Deed of Purchase.
SO Plans	S.O. 14625- Plan of Road to be resumed (Approved 30 May 1978).
Relevant Gazette Notices	NZ Gazette 1978 p 2530 (GN 195777.1) transferred this area to the Crown. NZ Gazette 1980 p.751 set apart RS 41060 as State Forest.
CT Ref / Lease Ref	Not applicable.
Legalisation Cards	SO 14625. Shows action completed.
CLR	Not applicable.
Allocation Maps (if applicable)	Part DOC Allocation L34*2 deemed this area to be Stewardship land pursuant to Section 62 Conservation Act 1987.
VNZ Ref – if known	Not known.
Crown Grant Maps	Not applicable.
If Subject Land Marginal Strip: a) Type [Sec 24(9) or Sec 58] b) Date Created c) Plan Reference	a) Not applicable. b) Not applicable. c) Not applicable.

LAND STATUS REPORT for Mt White Tenure Review (Crown Land)	LIPS Ref Not applicable
Property 15 of 16	

If Crown land -- Check Irrigation Maps	Not applicable.
Mining Maps	Not applicable.
If Road a) Is it created on a Block Plan – Section 43(1)(d) Transit NZ 1989 b) By Proc	a) Not applicable. b) Proc Plan Not applicable. c) Gazette Ref Not applicable.
Other relevant information a) Concessions – Advice from DOC or DTZ New Zealand Limited b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998 c) Mineral Ownership d) Other Info	a) Not applicable. b) Part 9 of the Ngai Tahu Claims Settlement Act 1998 (is Relevant land). c) The Mines and 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 the 1848 Kemp Deed of Purchase. d) Not applicable.

PROPERTY 16 OF 16
LAND STATUS REPORT

APPENDIX A – LAND STATUS REPORT
(and supporting plans)

**Q V VALUATIONS
CHRISTCHURCH OFFICE**

APPENDIX A16

Project Number QVV 368

This report has been prepared on the instruction of Land information New Zealand in terms of **Contract No. 50272 (as yet undated)** and is undertaken for the purposes of the Crown Pastoral Land Act 1998.

LAND STATUS REPORT for Mt White Tenure Review (Freehold land)	LIPS Ref: Not applicable
Property 16 of 16	

Land District	Canterbury.
Legal Description	Rural Section 33870, situated in Block V, Esk Survey District.
Area	101.1714 hectares.
Status	Freehold land held by Lionel Albert Barnes.
Instrument of title	Computer Freehold Register CB142/137.
Encumbrances	Nil.
Mineral Ownership	The Mines and Minerals are owned by the freehold owner.
Statute	Not applicable.

Data Correct as at	7 June 2002
[Certification Attached]	Yes



Prepared by Crown Accredited Supplier	Don McGregor, McGregor Property Services Limited, Christchurch For and on behalf of QV Valuations
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NOTES: This information does not affect the status of the land but was identified as possible requiring further investigation at the due diligence stage: See Crown Pastoral Standard 6	Not applicable.
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LAND STATUS REPORT for Mt White Tenure Review (Freehold land)	LIPS Ref Not applicable
Property 16 of 16	

Research Data: Some Items may not be applicable

SDI Print Obtained	Yes.
NZMS 261 Ref	L33.
Local Authority	Selwyn District Council.
Crown Acquisition Map	Not applicable.
SO Plans	S.O. 4585 – Plan of Rural Section 33870 (Approved 1889).
Relevant Gazette Notices	Not applicable.
CT Ref / Lease Ref	Computer Freehold Register CB142/137.
Legalisation Cards	Not applicable.
CLR	Not Crown land.
Allocation Maps (if applicable)	Not applicable.
VNZ Ref – if known	Not known.
Crown Grant Maps	S.O. 4585.
If Subject Land Marginal Strip:	
a) Type [Sec 24(9) or Sec 58]	a) Not applicable.
b) Date Created	b) Not applicable.
c) Plan Reference	c) Not applicable.

LAND STATUS REPORT for Mt White Tenure Review (Freehold land)	LIPS Ref Not applicable
Property 16 of 16	

If Crown land – Check Irrigation Maps	Not applicable.
Mining Maps	Not applicable.
If Road a) Is it created on a Block Plan – Section 43(1)(d) Transit NZ 1989 b) By Proclamation	a) Not applicable. b) Proclamation Plan Not applicable. c) Gazette Ref Not applicable.
Other relevant information a) Concessions – Advice from DOC or DTZ New Zealand Limited b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998 c) Mineral Ownership d) Other Info	a) Not applicable. b) Not applicable. c) Remains with Computer Freehold Register CB142/137. d) Not applicable.

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

**Q.V.VALUATIONS
CHRISTCHURCH OFFICE**

APPENDIX B2

Project Number : QVV 368

This report has been prepared on the instruction of Land Information New Zealand in terms of **Contract No : 50272 (as yet undated)** and is undertaken for the purposes of the Crown Pastoral Land Act 1998.

LAND STATUS REPORT for Mt White Tenure Review (Crown Land)				LIPS Ref: 13443
Property	1	of	1	

Land District	Canterbury
Legal Description	Reserve 4009, situated in Block XIII, Esk Survey District.
Area	10.2006 hectares.
Status	Crown land subject to the Land Act 1948.
Instrument of title / lease	Not applicable.
Encumbrances	Subject to: 1. Part 9 of the Ngai Tahu Claims Settlement Act 1998 (is Relevant land). 2. Part IVA of the Conservation Act 1987, upon disposition.
Statute	Land Act 1948.

Data Correct as at	3 April 2002.
[Certification Attached]	Yes

Prepared by	Don McGregor
Crown Accredited Supplier	McGregor Property Services Limited, Christchurch for and on behalf of Q.V. Valuations

Certification:

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

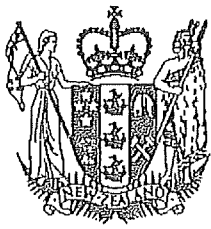
R. Moulton

Date: 22/4/2002

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

Notes:	This area is shown as Ungazetted Reserve for Travelling Stock on S.O. 5451. The property appears on Land Allocation Schedule U*L34*1A*CO and is on the Crown Balance Sheet (LIPS 13443).
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APPENDIX 1



COMPUTER INTEREST REGISTER
UNDER LAND TRANSFER ACT 1952

Historical Search Copy



Identifier **CB529/73**
Land Registration District **Canterbury**
Date Registered 20 September 1956 09:15 am

Part-Cancelled

Type	Lease under s83 Land Act 1948	Term	Thirty three years commencing on the first day of January 1956 and renewed for another 33 years from 1.1.1989
Area	49131.4673 hectares more or less		
Legal Description	Part Run 275, Reserve 3535, Section 1 Survey Office Plan 18026, Section 1 Survey Office Plan 18027, Section 1-4 Survey Office Plan 18028, Section 1 Survey Office Plan 18181 and Section 1 Survey Office Plan 18182		

Original Proprietors
Mt White Station Limited

Interests

476751 Variation of the terms of the within Lease - 21.3.1958 at 9.04 am
164900.1 Gazette Notice proclaiming part herein (7.3855 hectares) as road which shall vest in the Malvern County Council - 9.2.1978 at 9.02 am
798148.2 Renewing the term of the within Lease for another 33 years from 1.1.1989 and increasing the annual rent to \$6,675.00 - 11.4.1989 at 11.00 am
886443.1 Partial surrender of the within Lease containing a total of 9787.2000 ha. being Section 1 SO 18026, Section 1 SO 18027, Sections 1-4 SO 18028, Section 1 SO 18181 and Section 1 SO 18182 - 13.7.1990 at 11.29 am
944274.1 Land Improvement Agreement pursuant to Section 30A Soil Conservation and Rivers Control Act 1941 - 11.7.1991 at 11.19 am
A359470.2 Variation of Lease - 7.7.1998 at 2.17 pm
A359470.5 Mortgage to Bank of New Zealand - 7.7.1998 at 2.17 pm

Identifier

CB529/73

529/73

Not Registered under Land Transfer Act, Registered under Section 83, Land Act, 1948.

NEW ZEALAND

CANTERBURY

LAND DISTRICT

Not Registered under Land Transfer Act, Registered under Section 83, Land Act, 1948.



In the Register-book, Vol. 52 of 1973, 20 day of July 1973, at 9.15 am.

Land Registrar, Canterbury.

Pastoral Lease of Pastoral Land under the Land Act, 1948

No. P.60

This Deed, made the First day of January, one thousand nine hundred and fifty-six, between HIS MAJESTY THE KING (who, with his heirs and successors, is hereinafter referred to as "the Lessee"), of the one part, and RICHARD THOMAS TURNBULL, of the other part, WITNESSETH that, in consideration of the sum hereinafter stated, 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 Lessee shall hereby demise and demise unto the Lessee ALL that piece or parcel of land containing by admeasurement One hundred and six, two hundred and three, and being situated in the Land District of Canterbury, and being Sun 275 "Mt White" situated in Rotorua, Hawdon, Rotorua, Otago and Upper Ashby Survey Districts

one thousand nine hundred and fifty-six, of the one part, and RICHARD THOMAS TURNBULL, of the other part, WITNESSETH that, in consideration of the sum hereinafter stated, 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 Lessee shall hereby demise and demise unto the Lessee ALL that piece or parcel of land containing by admeasurement One hundred and six, two hundred and three, and being situated in the Land District of Canterbury, and being Sun 275 "Mt White" situated in Rotorua, Hawdon, Rotorua, Otago and Upper Ashby Survey Districts

(hereinafter referred to as "the said land"), as the same is more particularly delineated in the plan drawn hereon and therein coloured red in outline; together with the rights, easements, and appurtenances thereto in being. TO HOLD the said premises unto the Lessee for the term of thirty-three years, commencing on the first day of January, one thousand nine hundred and fifty-six, and terminating on the first day of January, one thousand nine hundred and eighty-nine, and the period between the date of this lease and the aforesaid first day, and

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 Canterbury the clear annual rent of Seven hundred and thirty pounds (£ 730) 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 pounds shillings and pence (£ : :) on the 1st day of January and the 1st day of July in each year in the sum of £ : : : : : and

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

1. THAT the Lessee will fully and personally pay the rent hereinafter provided as the same is to be paid, and also will pay and discharge all rates, taxes, assessments, and outgoings whatsoever that now are or hereafter may be levied, levied, or partly 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 (whether or not on the said land).
3. THAT the Lessee will hold and use the said land 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 Canterbury (hereinafter referred to as "the Commissioner") put and take all 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, 1928.
7. THAT the Lessee will clear and drain the said land 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 them 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 at any part of them.
9. THAT the Lessee will insure all buildings belonging to the Crown (including them 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 expiration 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, pull, 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 when any such timber or tree is required for any agricultural, pastoral, household, 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 rubbish, scrub, fern, or grass on the said land, nor permit any rubbish, 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 direct.
12. THAT officers and employees of the Department of Internal Affairs shall at all times have a right of access, ingress, and egress 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.

AND it is hereby agreed and declared by and between the Lessee 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, 1915) 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 25 yards of a yard, garden, orchard, vineyard, nursery, or plantation, or within 100 yards of any building, dwelling, or enclosure.
- (c) 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, or building purpose on the said land, but not otherwise.
- (d) THAT upon the expiration by effluxion of time of the term hereby granted and thereafter at the expiration of each successive term to be granted to the Lessee the outgoing Lessee shall have a right to the whole, in accordance with the provisions of section 64 (3) of the Land Act, 1915, a new lease of the land hereby leased as a past to be determined in the manner provided by Part VIII of the said Act for a term of thirty-three years commencing 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 payment thereof and all provisions ancillary or in relation thereto.

Identifier

CB529/73

529/73

- (4) THAT the Lessee shall have no right of acquiring the freehold of the said land.
- (5) THAT the Lessee may, with the prior consent in writing of the Commissioner, give subject to such conditions as the Commissioner may deem necessary,--
- Divide any portion of the said land for the purpose of growing winter food for the stock depastured thereon;
 - Drop such area of the said land as is sufficient for the use of himself and family and his employees;
 - Plough and sow in grass any portion of the said land;
 - Clear any portion of the said land by felling and burning back or scrub and use the land so cleared in grass;
 - Reflow over 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 flowers and grasses to the satisfaction of the Commissioner.
- (6) THAT the Lessee shall exercise due care in stocking the said land and shall not overstock and for the purpose of this clause he is hereby, mutually, absolutely and irrevocably bound to the Commissioner that the number of sheep depastured on the said land during the lease term shall not, without the prior consent of the Commissioner, exceed a number of one for a day sheep and of one and a half for headling.
- (7) THAT if the Lessee shall leave New Zealand or abandon the said land or if he shall neglect or fail to comply with the covenants and conditions herein contained or implied in the satisfaction of the Land Settlement Board or the Commissioner, or 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 Lessee, then the Land Settlement Board may, subject to the provisions of section 118 of the Land Act, 1919, declare the lease to be forfeit, and that without discharging or releasing the Lessee from liability for rent due or for any other breach of any covenant or condition of the lease.
- (8) THAT these presents are intended to take effect as a pastoral lease under the Land Act, 1919, 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 herein in the same manner as if such provisions had been fully set out herein.

SCHEDULE

INTERESTS BELONGING TO THE CROWN AND HERETOFORE HELD BY THE LESSEE

In witness whereof the Commissioner of Crown Lands for the Land District of Canterbury, on behalf of the Lessee, 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 Lessee, in the presence of--

Witness: Blair
Occupation: Lands Officer Clerk
Address: Christchurch

W. J. Prince
Commissioner of Crown Lands.

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

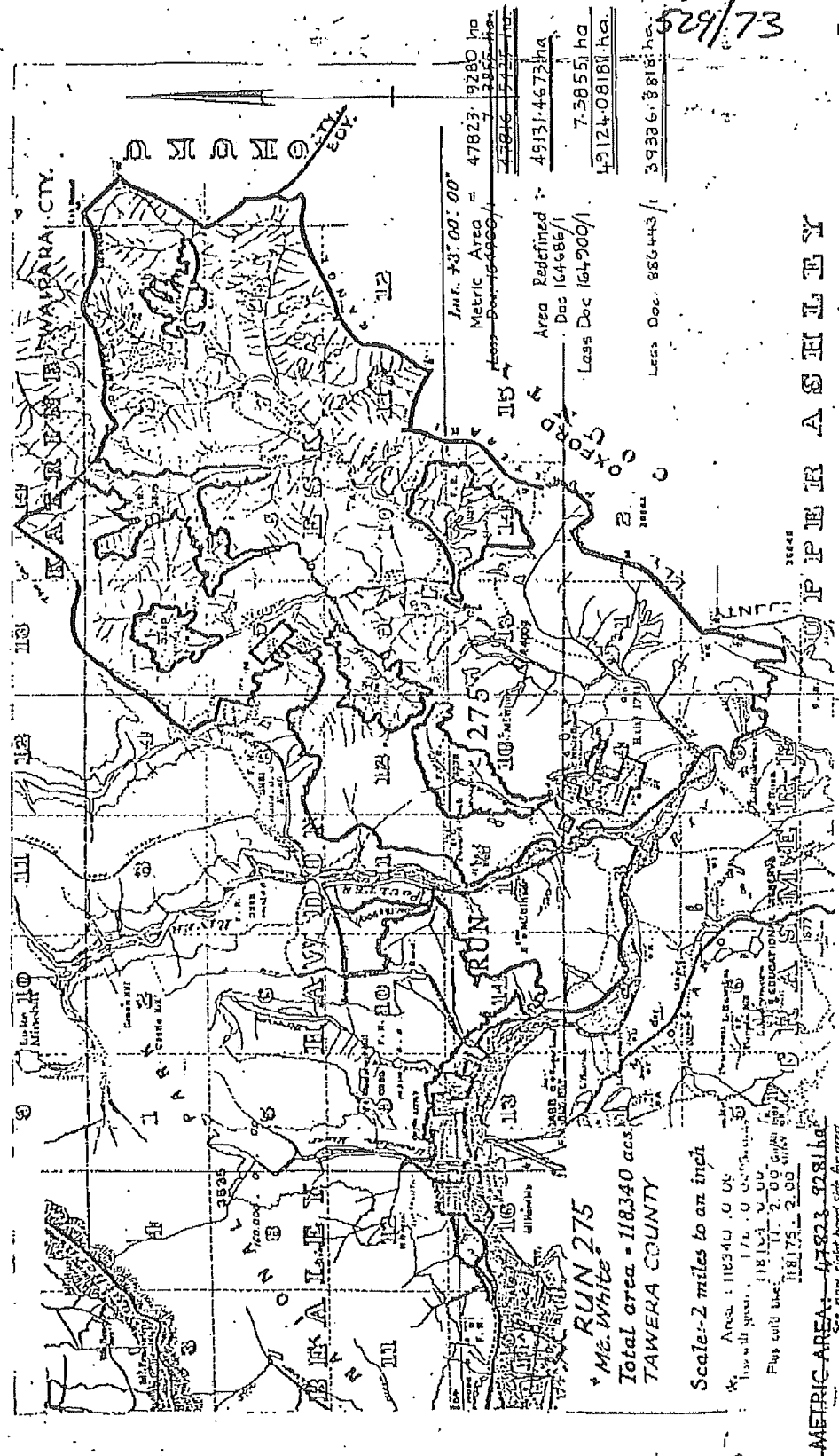
Witness: Atkinson
Occupation: Lands Officer Clerk
Address: Christchurch

R. J. Marshall
Lessee

- (x) That the Lessee shall exercise due care in stocking the said land and shall not overstock and for the purpose of this clause the Lessee shall be deemed not to have failed to use due care in stocking or to have overstocked so long as the number of sheep depastured on the said land does not exceed 15,750 and the number of cattle does not exceed 330 (being an increase of ten per cent on the carrying capacity on which is based the rent hereinafore reserved) but the Commissioner may by notice in writing permit the Lessee to depasture therein any greater number should he deem it advisable or expedient to do so. Any permission so granted shall be subject to revocation or amendment by the Commissioner at any time and in particular in the event of a transfer. Any variation consented to by the Commissioner shall not affect the rent payable hereunder.

Identifier

CB529/73



Identifier

CB529/73

A359470.1 Transmission of the share of
Violet Amy Turnbull to Arthur Richard
Turnbull and Thomas Hugh Turnbull as
Executors

A359470.2 Variation

A359470.3 Transfer of the share of Murray
James Turnbull to Mt White Station Limited

A359470.4 Transfer of the shares of Thomas
Hugh Turnbull, David Harrison Turnbull,
Arthur Richard Turnbull and Arthur Richard
Turnbull and Thomas Hugh Turnbull to Mt
White Station Limited

A359470.5 Mortgage to Bank of New Zealand

all 7.7.1998 at 2.17

cliff
for DLR

Identifier

CB529/73

Entered - four by Margaret Jean Turnbull
 459058 Consent by Margaret Jean Turnbull
 23 May 1975 11/4/1989

446751 Variation of the terms of the
 within lease produced 21/3/1978 at 9.4 am
 (with the consent of the Registrar under Section 49(1))

Certificate of Alteration 812769 incorporating
 part of RS. 34587 (containing 71 acres 2 rods)
 and including Lots 275 Block XII Healy Survey
 District and Block IX Hamilton Survey District
 (176 acres) from the within lease - 11/4/1989
 at 9.37 am (with the consent of the Registrar under Section 49(1))
 469058

619523 Change of location whereby the description
 of the within land is changed to Part Reserve 3535 and
 produced this 14 day of November 1968 at 11.2 am

749843 Change of appellation whereby the description
 of the within land is changed to Part Reserve 3535 and
 produced this 18 day of November 1968 at 11.2 am

THIS REPRODUCTION (ON A REDUCED SCALE)
 CERTIFIED TO BE A TRUE COPY OF THE
 ORIGINAL REGISTER FOR THE PURPOSES OF
 SECTION 215A LAND TRANSFER ACT 1952.

Gazette Notice 164900/1 proclaiming part
 herein (7.3855 hectares) as road and vest
 in the Chairman Councillors and
 Inhabitants of the County of Malvern -
 9.2.1978 at 9.02 am.

No 164686/Certificate of Alteration amending the
 area of the within land to 49134.4673 hectares
 8.2.78 at 9.02 am.

LAND & DEEDS
 20 SEP 1956
 9.15 am

529/73
 No.798148/2 Renewing the term of the within
 Lease for another 33 years from 1.1.1989
 and increasing the annual rent to...
 \$6,675.00 - 11.4.1989 at 11.00 am

Transmission 798148/3 to Pamela Margaret
 McFadden, Married Woman and John Neville
 McFadden, Farmer both of Ealing as
 Executors - 11.4.1989 at 11.00 am

808290/1 Change of appellation
 whereby the description of part of the within
 land is changed to Section 1 S.O. 18027
 10.52 am

Transfer 815437/1 to Murray James Turnbull
 of Blenheim, Farmer (as to an 88/240
 share), Thomas Hugh Turnbull of Timaru,
 Company Secretary (as to a 55/240 share)
 David Harrison Turnbull of Hampshire,
 England, Master Mariner (as to a 55/240
 share), Arthur Richard Turnbull of
 Wellington, Company Manager (as to a
 30/240 share) and Violet Amy Turnbull
 of Timaru, Widow (as to a 12/240 share)
 as tenants in common in the said shares
 - 12.7.1989 at 11.35 am

No.832269/1 Change of Appellation whereby
 the description of part of the within land
 is changed to Section 1 S.O. 18181
 (2813.0 ha) and Section 1 S.O. 18182
 (3284.0 ha) - 12.10.1989 at 11.08 am

No. 886443/1 partial surrender of the
 within lease containing a total of
 9787.2000 ha. being Section 1 S.O. 18026,
 Section 1 S.O. 18027, Sections 1-4 S.O.
 18028, Section 1 S.O. 18181 and Section 1
 S.O. 18182 - 13.7.1990 at 11.29 am

No.944274/1 Land Improvement Agreement
 pursuant to Section 30A Soil Conservation
 and Rivers Control Act 1941 - 11.7.1991 at
 11.19 am

cont'd over...



COMPUTER INTEREST REGISTER UNDER LAND TRANSFER ACT 1952



Historical Search Copy

Identifier **CB529/73**
Land Registration District **Canterbury**
Date Registered 20 September 1956 09:15 am

Part-Cancelled

Type	Lease under s83 Land Act 1948		
Area	49131.4673 hectares more or less	Term	Thirty three years commencing on the first day of January 1956 and renewed for another 33 years from 1.1.1989
Legal Description	Part Run 275, Reserve 3535, Section 1 Survey Office Plan 18026, Section 1 Survey Office Plan 18027, Section 1-4 Survey Office Plan 18028, Section 1 Survey Office Plan 18181 and Section 1 Survey Office Plan 18182		

Original Proprietors
Mt White Station Limited

Interests

476751 Variation of the terms of the within Lease - 21.3.1958 at 9.04 am
164900.1 Gazette Notice proclaiming part herein (7.3855 hectares) as road which shall vest in the Malvern County Council - 9.2.1978 at 9.02 am
798148.2 Renewing the term of the within Lease for another 33 years from 1.1.1989 and increasing the annual rent to \$6,675.00 - 11.4.1989 at 11.00 am
886443.1 Partial surrender of the within Lease containing a total of 9787.2000 ha. being Section 1 SO 18026, Section 1 SO 18027, Sections 1-4 SO 18028, Section 1 SO 18181 and Section 1 SO 18182 - 13.7.1990 at 11.29 am
944274.1 Land Improvement Agreement pursuant to Section 30A Soil Conservation and Rivers Control Act 1941 - 11.7.1991 at 11.19 am
A359470.2 Variation of Lease - 7.7.1998 at 2.17 pm
A359470.5 Mortgage to Bank of New Zealand - 7.7.1998 at 2.17 pm

Historical Search Copy Dated 27/06/02 3:47 pm, Page 2 of 6

Identifier

CB529/73

529/73

- (4) THAT the Lessee shall have no right of acquiring the freehold of the said land.
- (5) THAT the Lessee may, with the prior consent in writing of the Commissioner given subject to such conditions as the Commissioner may deem necessary,—
- Deliver any portion of the said land for the purpose of growing winter food for the stock deposited thereon;
 - Crop such area of the said land as to be sufficient for the use of himself and family and his employees;
 - Plough and sow in grass any portion of the said land;
 - Close any portion of the said land by filling and burning back or scrub and use the land as cleared in grass;
 - Re-use 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 clover and grasses to the satisfaction of the Commissioner.
- (6) THAT the Lessee shall be liable for the cost of stocking the said land and shall not overstock and for the purpose of this clause the Lessee shall be deemed to have failed to use due care in stocking or to have overstocked so long as the number of sheep deposited on the said land does not exceed 15,750 and the number of cattle does not exceed 350 (being an increase of ten per cent on the carrying capacity on which it based the rent herebefore reserved) but the Commissioner may by notice in writing permit the Lessee to depasture thereon any greater number should he deem it advisable or expedient to do so. Any permission so granted shall be subject to revocation or amendment by the Commissioner at any time and in particular in the event of a transfer. Any variation consented to by the Commissioner shall not affect the rent payable hereunder.
- (7) THAT if the Lessee shall leave New Zealand or abandon the said land or if he shall neglect or fail to comply with the covenants and conditions herein imposed or (subject 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 duty, or other payments due to the Lessee, then the Land Settlement Board may, subject to the provisions of section 114 of the Land Act, 1914, declare the lease to be forfeit, and that without discharging or releasing the Lessee from liability for rent due or owing due or for any prior breach of any covenant or condition of the lease.
- (8) THAT these covenants are intended to take effect as a joint and several covenants 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 herein in the same manner as if such provisions had been fully set out herein.

SCHEDULE

IMPROVEMENTS BELONGING TO THE CROWN AND HEREIN RESERVED BY THE LESSEE

In witness whereof the Commissioner of Crown Lands for the Land District of Canterbury

, on behalf of the Lessor, hath hereunto set his

Signed by the said Commissioner, on behalf of the Lessor, in the presence of—

Witness: Alma
Occupation: Land Office Clerk
Address: Christchurch

W. J. P. Smith
Commissioner of Crown Lands

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

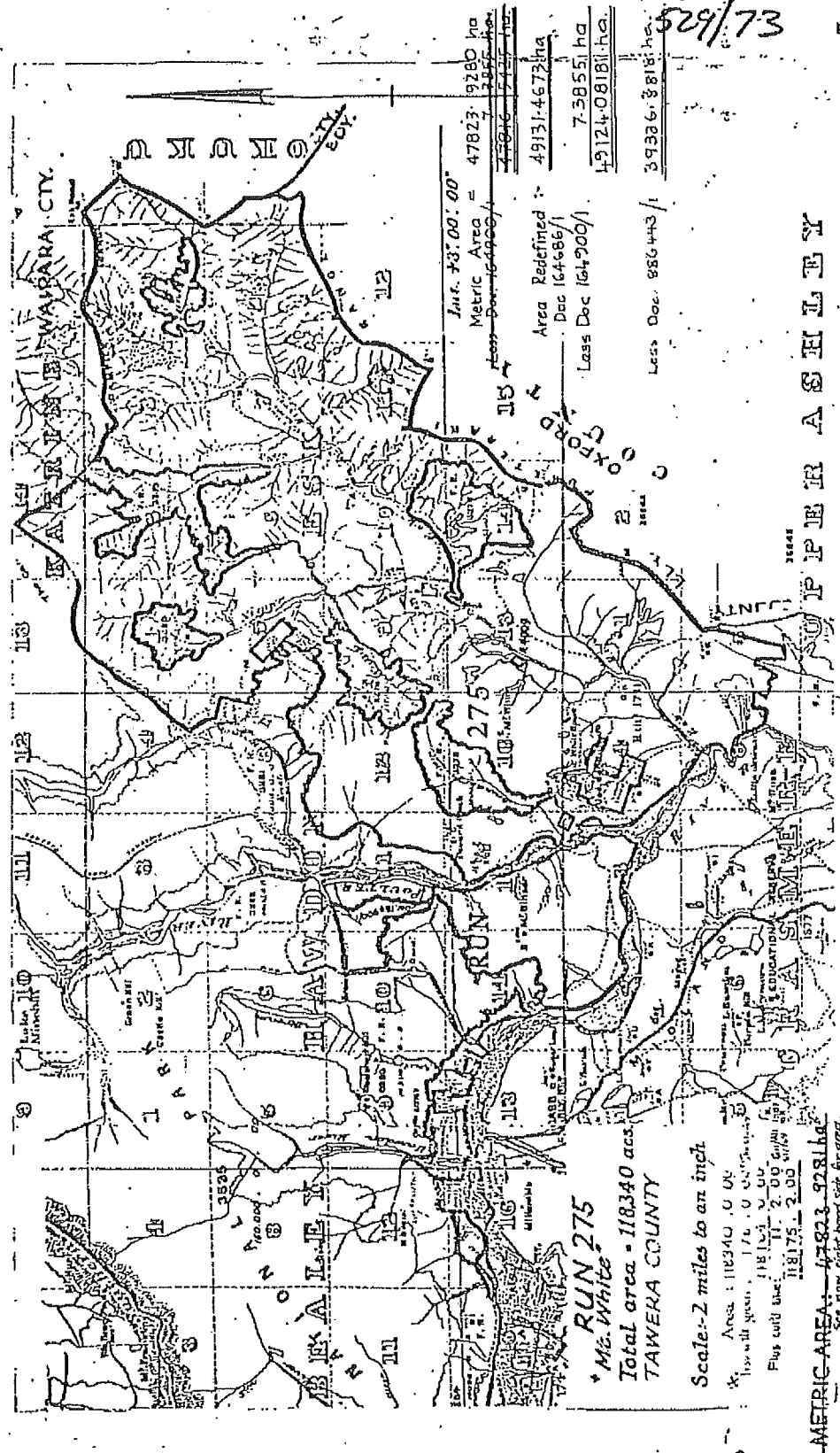
Witness: Alma
Occupation: Land Office Clerk
Address: Christchurch

R. J. Marshall
Lessee

- (r) That the Lessee shall exercise due care in stocking the said land and shall not overstock and for the purpose of this clause the Lessee shall be deemed to have failed to use due care in stocking or to have overstocked so long as the number of sheep deposited on the said land does not exceed 15,750 and the number of cattle does not exceed 350 (being an increase of ten per cent on the carrying capacity on which it based the rent herebefore reserved) but the Commissioner may by notice in writing permit the Lessee to depasture thereon any greater number should he deem it advisable or expedient to do so. Any permission so granted shall be subject to revocation or amendment by the Commissioner at any time and in particular in the event of a transfer. Any variation consented to by the Commissioner shall not affect the rent payable hereunder.

Identifier

CB529/73



Identifier

CB529/73

A359470.1 Transmission of the share of
Violet Amy Turnbull to Arthur Richard
Turnbull and Thomas Hugh Turnbull as
Executors

A359470.2 Variation

A359470.3 Transfer of the share of Murray
James Turnbull to Mt White Station Limited

A359470.4 Transfer of the shares of Thomas
Hugh Turnbull, David Harrison Turnbull, ~~and~~
Arthur Richard Turnbull and Arthur Richard
Turnbull and Thomas Hugh Turnbull to Mt
White Station Limited

A359470.5 Mortgage to Bank of New Zealand

all 7.7.1998 at 2.17

Chisholm
for DLR

Identifier

CB529/73

~~459058~~ Entered in favor of Margaret Jean Turnbull
to be at first fifteen years

459058 Consent by Margaret Jean Turnbull
23 May 1957, 11/4/1989 Ann. 10/1/89

476751 Variation of the terms of the
within lease produced 21/3/1958 at 9.4 am
(with the consent of the Governor under Co. 476751)

Certificate of Alteration 612769 incorporating
part of R.S. 34587 (containing 71 acres 2 rods)
and including Parts 275 Block XII Reley Survey
District and Block IX Hampshire Survey District
(176 acres) from the within lease - 11/4/1989
at 9.37 am (with the consent of the Governor under Co. 459058)

612769 Change of description whereby the description
of the within land is changed to Part 275 Block XII Reley Survey
District and Block IX Hampshire Survey District (176 acres)
produced this 11th day of November, 1989 at 9.37 am

749843 Change of appellation whereby the description
of the within land is changed to Part 275 Block XII Reley Survey
District and Block IX Hampshire Survey District (176 acres)
produced this 19th day of November, 1989 at 11.00 am

THIS REPRODUCTION (ON A REDUCED SCALE)
CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL REGISTER FOR THE PURPOSES OF
SECTION 215A LAND TRANSFER ACT 1952.

No. 798148/2 Renewing the term of the within
Lease for another 33 years from 1.1.1989
and increasing the annual rent to \$6,675.00 - 11.4.1989 at 11.00 am

Transmission 798148/3 to Pamela Margaret
McFadden, Married Woman and John Neville
McFadden, Farmer both of Ealing as
Executors - 11.4.1989 at 11.00 am

Change of appellation whereby the description of part of the within
land is changed to Section 1 S.O. 18027

Section 1 S.O. 18027 at 10.52 am

Transfer 815437/1 to Murray James Turnbull
of Blenheim, Farmer (as to an 88/240
share), Thomas Hugh Turnbull of Timaru,
Company Secretary (as to a 55/240 share)
David Harrison Turnbull of Hampshire,
England, Master Mariner (as to a 55/240
share), Arthur Richard Turnbull of
Wellington, Company Manager (as to a
30/240 share) and Violet Amy Turnbull
of Timaru, Widow (as to a 12/240 share)
as tenants in common in the said shares
- 12.7.1989 at 11.35 am

Gazette Notice 164900/1 proclaiming part
herein (7.3855 hectares) as road and
vest in the Chairman Councillors and
Inhabitants of the County of Malvern
9.2.1978 at 9.02 am.

No 164686 Certificate of Alteration amending the
area of the within land to 49131.4673 hectares
8.2.78 at 9.02 am.

No. 832269/1 Change of Appellation whereby
the description of part of the within land
is changed to Section 1 S.O. 18181
(2813.0 ha) and Section 1 S.O. 18182
(3284.0 ha) - 12.10.1989 at 11.08 am

No. 886443/1 partial surrender of the
within lease containing a total of
9787.2000 ha. being Section 1 S.O. 18026,
Section 1 S.O. 18027, Sections 1-4 S.O.
18028, Section 1 S.O. 18181 and Section 1
S.O. 18182 - 13.7.1990 at 11.29 am

No. 944274/1 Land Improvement Agreement
pursuant to Section 30A Soil Conservation
and Rivers Control Act 1941 - 11.7.1991 at
11.19 am

LAND & DEEDS
From C. J. Lane
20 SEP 1956
To 9.15 am
For 6 - 170
Abstract No. 5102

cont'd over...

APPENDIX 2

PASTORAL LEASE TENURE REVIEW – LAND STATUS REPORT FOR MT WHITE PASTORAL LEASE

Research of a range of historical files including the DOC files relative to the National Park and Reserve 3535 itself as well as the Pastoral lease files has revealed that the land commonly known as Riversdale flats (Part Reserve 3535 within the lease) has been erroneously included in the current lease (and earlier Pastoral Run Licences) since early last century.

Attached is a brief summary of facts in support:

- 1) Attached is a copy of a report to the Surveyor General dated 24 August 1900 relative to the reservation for the then proposed National Park Reserve 3535. A copy of the litho produced is attached and clearly this is the area that was in NZ Gazette 1901 p.2034 (copy attached).
- 2) In June 1955 to enable issue of the Pastoral lease following amalgamations of Runs 176 and Part Runs 175, 177 and Crown Land the then PR 563 was defined as Run 275 "Mt White" (119890 acres). See alteration action sheet attached.
- 3) This description was confirmed by Change in Appellation 618523 in 1964 (copy attached) notwithstanding that adjustments had been made.
- 4) In May 1968 in a note John Patterson raised some doubts about the status of land in Run 275 when preparing new cadastral maps. His contention was that the Riversdale flats were part of the Reserve 3535 for National Park and he sought clarification as to the status.
- 5) A history of the status was prepared by Titles Section and the then District Solicitor provided an opinion dated 8 August 1968 that confirmed the status of the Riversdale flats to be part of the constituted Reserve 3535.
- 6) This opinion was referred to Mapping whereupon Change of Appellation 749843 (copy attached) was registered in 1968 changing the description to Part Reserve 3535 and Part Run 275 (as defined on SO 11084. A copy of the Alteration action sheet is attached as this prepared identifies the then status and areas of the composite areas.
- 7) The lessee was made aware of the situation in July/August 1969 and undertakings were given that the matter would be referred to the Office Solicitor for confirmation of the District Solicitors opinion. The issue was referred to the Office Solicitor on 26 September 1969 but no further opinion has been found (despite an exhaustive search) and it appears one may never have been provided. It is notable however that the District Solicitor indicated that the plans should be amended (they had been done the year before – presumably on the basis of the correct appellation at the time). A note to the CCL dated 3 July 1973 adds to this situation. Copies of the relevant papers attached.
- 8) Certificate of Alteration 164686.1 in 1977 redefined the area of the lease based on SO's 10866, 10977, 10995 and 11084 and identified the areas being:

Part Run 275	-	48133.9172 ha
Part Reserve 3535	-	<u>997.5501 ha</u>
Total area		49131.1673 ha

9) Partial Surrender 886443.1 registered in 1990 reduced the total area of the lease to 39336.8818 ha.

Notwithstanding the fact that legal confirmation to the District Solicitors opinion was not provided the local view has been that Part Reserve 3535 held in the lease is Reserve for National Park by N.Z. Gazette 1901 p. 2034 and plan action and *Landonline* supports this contention.

D'Gregor
Accredited Supplier
July 2002

CONFIDENTIAL COPY PROVIDED TO
LINZ (CROWN PROPERTY MANAGEMENT)
CONTRACTOR FOR PURPOSES ASSOCIATED
August 24. 1900.

WITH CONTRACT 5012 ONLY.
The Surveyor General. NOT TO BE FURTHER COPIED, REPRODUCED
OR DISTRIBUTED WITHOUT THE
W e l l i n g t o n . PERMISSION OF LINZ

Proposed National Park at the head of the Waimakariri River.

S.G. 44401/2.

Referring to your memo. of the 30th. ulto., requesting a proposal for the reservation of an area at the head waters of the Waimakariri River for the purposes of a National Park, I now forward herewith a description of an area of 150000 acres which I have to suggest might be set apart for the purpose named. This comprises all the country covering the sources of the Waimakariri, with its tributaries the Bealey, Hawdon, and Poulter Rivers. I also enclose lithograph shewing the boundaries of the proposed reservation.

You will observe that included within the boundaries indicated, is an area of 48000 acres, which has already been set apart as State Forest Reserves, being the whole of Reserves Nos. 3264/5, and parts of Reserves Nos. 3281, 3282, 3285, and 3286, as per schedule enclosed, which were set apart by notification in Gazette No. 68, page 1459, of September 15. 1898. It might be desirable, if legally possible, to cancel that portion of these reservations which is included within the boundaries of the proposed National Park, so as to have the whole of the area under one reservation for one purpose, and if this can be done, the area of the Park could be increased to 198000 acres.

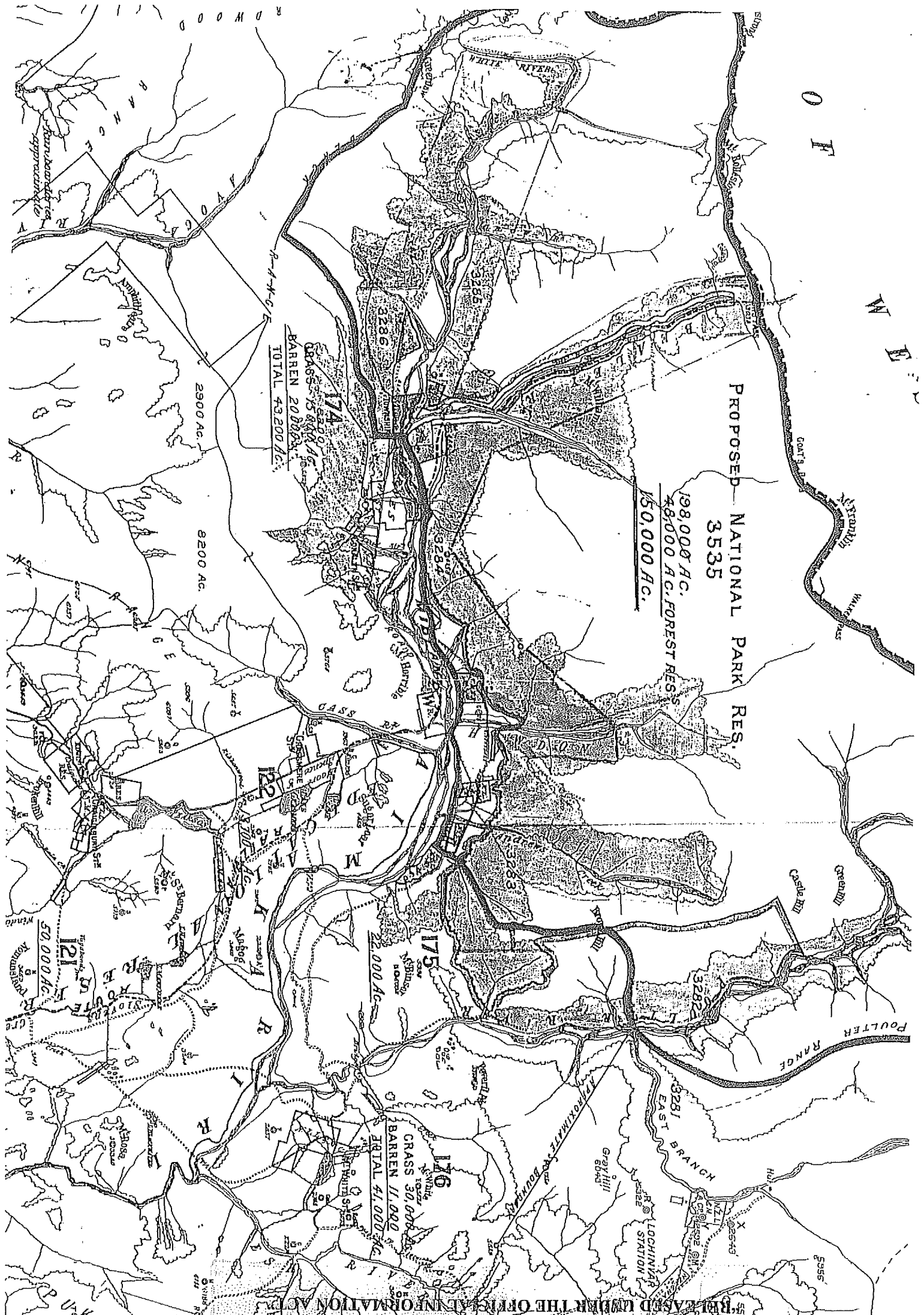
As the Otira Gorge is not in this district, and we have no maps of it, I presume a proposal in respect thereto will be obtained from the Commissioner at Hokitika.

Sidney Westman
Commissioner of Crown Lands.

Enclosures.

Mr. Shanks
do have copy of litho showing proposed

*Importantly reserved by 466.1026 - 7/5/01
92p-2034 - 24/10-01
Permanently*



9-C. 11]

ALTERATION TO BE NOTED

FILE:

PR
563

231

Lease Licence No. _____ C.T. _____

Lessee, Licensee: _____

Description of Land: RUN 176 & Pt. Runs 175 & 177

Area: 119890 aacs.

Rating Authorities: TAWERA COUNTY COUNCIL

Full Details of Alteration.

Reason and Authority for Alteration.

Pastoral Run 275 (118340 aacs)
formerly Run 176, Pt Runs 175, 177
and Crown Land adjoining 1800 aacs

Issue of new
Pastoral Lease

Pt. Run 175 (3350 aacs) Hawdon SD

To be added to
National Park

Issue of new lease will put DLR's Records correct

Prepared by: [Signature]

Checked by: _____

Date: 10/10/55

Date: _____

Details of Action.

R. G. Lading (Records & Maps)

ACTION REQUIRED:

LEASES:

G.13

A/Book

Expiry Book

ACCOUNTS

Ledgers:

C/Register

Index:

A/c's Check

TITLES:

Documents:

C/T

Insurance:

RECORDS:

File

Index

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LINZ CROWN PROPERTY MANAGEMENT

CONTRACTOR FOR PURPOSES ASSOCIATED

ACTION CHECKED

WITH CONTRACT 5011 ONLY.
NOT TO BE FURTHER COPIED, REPRODUCED
OR DISTRIBUTED WITHOUT THE
PERMISSION OF LINZ

Lands permanently reserved.

RANFURLY, Governor.

WHEREAS by the two-hundred-and-thirty-fifth section of "The Land Act, 1892," it is enacted that the Governor may from time to time, either by general or particular description, and whether the same has been surveyed or not, reserve from sale temporarily, notwithstanding that the same may be then held under pastoral license, any Crown lands which in his opinion are required for any of the purposes in the said section mentioned:

And whereas by the two-hundred-and-thirty-sixth section of the said Act it is provided that land temporarily reserved under the said two-hundred-and-thirty-fifth section may, at the expiration of one month but not later than six months after the publication in the *Gazette* of notice of such temporary reservation, be permanently reserved, and that notice of such permanent reservation shall be published in the *Gazette*:

And whereas the lands specified in the first column of the Schedule hereto were, by the warrants the dates of which are specified in the third column of the said Schedule, and the notifications of which were published in the *Gazettes* specified in the fourth column, temporarily reserved under the authority of the said Act for the purposes specified in the second column of the said Schedule:

Now, therefore, I, Uchter John Mark, Earl of Ranfurly, the Governor of the Colony of New Zealand, in pursuance and exercise of the power and authority vested in me by the said Act, do hereby permanently reserve the lands so temporarily reserved as aforesaid, and enumerated in the first column of the Schedule hereto, for the purposes specified in the second column of the said Schedule, being the same purposes for which the said lands were so temporarily reserved as aforesaid.

SCHEDULE.

First Column. DESCRIPTION OF RESERVES.					Second Column. Purpose for which Land reserved.	Third Column. Date of Warrant.	Fourth Column. Gazette.
Land District.	Locality.	Section.	Block.	Area.			
				A. R. P.		1901.	1901.
Auckland ..	Matata Parish ..	166	..	5 3 0	Public cemetery ..	6 Sept.	No. 83, 12 Sept.
" ..	Rotorua Town ..	2	V.	0 1 0	Site for a drill-hall ..	"	" "
" ..	Pahi Suburbs ..	10 & 11	..	36 0 31	Drill-ground ..	"	" "
" ..	" ..	15, 16, & 39	..	72 3 14	Agricultural and Pastoral Society's show-ground	"	" "
" ..	Orahiri S.D. ..	7	XV.	10 0 0	Use of Department of Agriculture	"	" "
" ..	Ohinemuri S.D. ..	3	XVI.	2 3 1	Addition to a public cemetery	"	" "
" ..	Harataunga S.D. ..	17	V.	16 3 0	Recreation ..	"	" "
" ..	Whangape S.D. ..	63	II.	12 3 0	Agricultural and Pastoral Society's show-ground	"	" "
" ..	Karangabape Parish	Ptns. of 66 & 20	..	91 0 0	Water-supply for City of Auckland	"	" "
" ..	Mahurangi Parish ..	82a	..	27 0 0	Recreation ..	"	" "
" ..	Whakatana S.D. ..	11	IX.	10 0 0	" ..	"	" "
" ..	Waipareira Parish	111a	..	0 2 14	Public-hall site ..	"	" "
" ..	" ..	111	..	5 0 0	Public-school site ..	"	" "
" ..	" ..	112	..	10 0 0	Public cemetery ..	"	" "
" ..	Horotiu Parish ..	69b	..	1 2 22	Site for public buildings of General Government	"	" "
" ..	Town of Cambridge East	Lots 607, 608, 609, & 610	..	0 1 24	Post and Telegraph buildings and purposes	"	" "
Wellington ..	Makoura Village ..	9	..	0 2 0	Site for public buildings of General Government	"	" "
" ..	" ..	8	..	0 2 0	Public-hall site ..	"	" "
" ..	" ..	10	..	4 0 0	Public-school site ..	"	" "
" ..	" ..	1	..	2 0 0	Public cemetery ..	"	" "
" ..	" ..	2	..	6 2 6	Recreation ..	"	" "
" ..	Hautapu S.D. ..	11a	VIII.	60 0 0	Forest and scenery preservation	"	" "
" ..	" ..	4	VII.	62 0 0	Ditto ..	"	" "
" ..	Mangaone S.D. (Pan Creek Village)	3b	IV.	1 0 0	Public-school site ..	"	" "
Nelson ..	Tadmor S.D. ..	21	XI.	0 1 24	Gravel ..	"	" "
" ..	" ..	22a	..	0 1 24	" ..	"	" "
" ..	" ..	19	VII.	0 1 31	" ..	"	" "
" ..	" ..	20	..	1 0 18	" ..	"	" "
" ..	" ..	9	X.	0 1 24	" ..	"	" "
" ..	" ..	10	..	0 1 29	" ..	"	" "
" ..	" ..	16	..	0 1 24	" ..	"	" "
" ..	" ..	4	XI.	0 3 11	" ..	"	" "
" ..	" ..	17	VII.	16 0 0	Recreation ..	"	" "
" ..	" ..	12	..	7 2 0	Public cemetery ..	"	" "
" ..	" ..	9	..	5 1 28	Public-school site ..	"	" "
" ..	Motueka S.D. (Motueka Original District)	196a	VII.	2 0 0	Gravel ..	"	" "
Marlborough	Motu Ngaro Island, Gore S.D. ..	..	..	..	Preservation of native fauna and flora	29 May	No. 55, 6 June.
Westland ..	Oira S.D. ..	347	X.	17,000 0 0	National park ..	2 May	No. 46, 9 May.
Canterbury	Minchin, Bealey, Davie, and Hawdon S.D. ..	3535	..	150,000 0 0	" ..	"	" "
" ..	Rakaia S.D. ..	3545 (in red)	III.	1 0 0	Gravel ..	6 Sept.	No. 83, 12 Sept.
Otago ..	Benger S.D. ..	15	XII.	1 3 15	Public cemetery ..	"	" "
Southland ..	Niagara Township	2	..	0 1 0	Site for a public library and athenaeum	"	" "

As witness the hand of His Excellency the Governor, this nineteenth day of October, one thousand nine hundred and one.

T. Y. DUNCAN,
Minister of Lands.

G. & S.—C11

FILE: P.60

ALTERATION to appellation.

Lessee/Licensee: R. J. Turnbull

Description of Land: Run 275 ("Mt. White") situated in Kistine, Bealey, Howdon, East, Gosmore and Upper-Holby Survey Districts, Tawera County Area: 118175-2-00

Rating Authorities: Tawera County Council

Full Details of Alteration

Run 275 formerly Pt. Run 275 and Pt. R.S. 34587

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CHECKED
21 JAN 1965
Initials:

Reason and Authority for Alteration

Change of appellation to simplify description and eliminate reference to pt. R.S. 34587
see folio 406 on file APB.1.

J 13 No.

Prepared by: R. Layne 3/2/64, Checked by: J. D. Mappery 4/2/64

ACTION REQUIRED: Done Miller Rmb.

LEASES SEC.: 10/2/64
J. 13 10/2/64
Reg. 10/2/64
Expiry Book: / /

ACCOUNTS DIV.:
Ledgers: 12/1/64
C./register: / /
Land A/A: / /
Index: / /
A/c's. Check: 25 7/1/64

TITLES SEC.:
Documentation: 5/2/64
Insurance: / /

RECORDS SEC.:
File: 10/2/64
Index: / /

OKR notified

ACTION CHECKED: 13/7/64 J. D. Mappery

613526

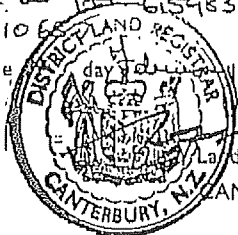
RELEASED UNDER THE OFFICIAL INFORMATION ACT

CHANGE OF APPELLATION.
Particulars entered in Register-book

Vol. 502 folio 899.7; 529/73.

and on p. 615953, 549838, 616342, 615983

2 61065
the day of 1964 at 9.1 a



Land Registrar,
CANTERBURY, N.Z.



MWO_0021067

LAND & DEEDS	
Nature:	6/ app.
Filed:	Chris [signature]
114 FEB 1964	
Time:	9.1 am
Fee:	£ 10.00
Abstract No.	705

Land Registrar,

Following are changes of appellation affecting your records. Would you please note them accordingly.

[Signature]
Chief Surveyor
13/2/64

Appellation	Former Appellation	Block and Survey District	Area	Titles affected	Plan
37541 ✓	Sec. 1 Mt. Harris Farm Settlement	✓ V Waitaki 2044 ✓	488 3 30	C.L. 502/8 ✓	S.O. 7665 ^L (D.P. 13317)
37542 ✓	Sec. 2 " " " " " " " " " " " "	✓ V Waitaki, VIII Elephant Hill ✓ no record map.	341 2 00	C.L. 502/9 ✓	" "
37543 ✓	Sec. 3 " " " " " " " " " " " "	" " " " " " " " " " " "	407 1 30	C.L. 502/7 ✓	" "
38990 ✓	Reserve 4815 ✓	VIII Hororata ✓ 762 3dms ✓	4 0 13	K. 616342 ✓	S.O. 9017
51, Blk. VII Tekapo Village ✓	Pt. Res. 181 ✓	XIII Tekapo } 7.88 Sdms ✓	0 1 20	-	S.O. 10241 *
52, Blk. VII Tekapo Village ✓	Pt. Res. 181 ✓	XIII Tekapo }	0 2 06.5	-	"
38991 ✓	Closed Road and Pt. Res. 867 ✓	IX Teviotdale ✓	1 1 06.5	Proc. 549838 ✓	S.O. 9646 ^L
38992 ✓	Closed Road ✓	III Leeston ✓	0 0 32 ✓	Pt. Proc. 610657 ✓	S.O. 10083 ✓
38993 ✓	Closed Road ✓	IX and XIII Ophir ✓	1 0 10.1 ✓	Pt. Proc. 615983 ✓	S.O. 9957 ✓
1 275 (White White)	Pt. Run 275 and Pt. R.S. 34587	Kaitiaki, Bealey, Haddon, Esk, Gnamere, and Upper Ashley	118175 2 00 ✓	C.L. 529/73 ✓	-

Affix title above in fifth column above.

Noted on all relevant plans, documents etc.

[Signature]
18/2/64

NOTE Proc 615983 not noted as documents not in file at above date.