



Crown Pastoral Land Tenure Review

Lease name : Mt WHITE

Lease number : PC 060

Due Diligence Report (including Status Report) - Part 5

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

333
ex 1860

115

Ref also to District Solicitor General
on Res. 3535.

Would you please refer opinion etc to
Office Solicitor General Office for his concurring
opinion, or otherwise.

Board is anxious to have this matter
resolved without delay & I will want to
report back on 8 Oct (at its next meeting)
which would include the outcome of any further
discussions with Mr. Pembell after Office
Solicitor General has been received.

J. J. [Signature]
21. 8. 69.

I suggest that you obtain a copy of the plan
under Folio 331 & send to Head Office. Plan
should be awarded to show Part Reserve 3535

P. J. [Signature]
24/8/69

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CONTRACTOR FOR PURPOSES ASSOCIATED

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APB1
8/6/4
P.60

370

ARTHUR'S PASS NATIONAL PARK

Commissioner of Crown Lands,
CHRISTCHURCH

RIVERSDALE FLATS : MOUNT WHITE STATION

1. You have asked what the position is with the Riversdale Flats.
2. The first time you became really involved in this issue was when you noticed that action was still outstanding. Your filenote APB1 fol. 574 17 February 1971. Originating actions on APB1 folios 551A, 547A, 511, 510 and 485.
3. The position as far as the Board is concerned is unchanged from 1969 when the minutes of the Arthur's Pass National Park Board meeting held on 8 October 1969 recorded:

"Riversdale Flats : Legal Ownership APB1, APB15/1, P.60

The Chairman reported that in company of Mr McAlpine he had discussed with Mr Turnbull, the owner of Mount White Station, the question of legal ownership of part of the Riversdale Flats. Mr Turnbull was informed that the Departmental District Solicitor considered the area had been wrongly included in the Mount White Pastoral Run and that the land actually was reserved for National Park purposes; the question had been referred to Head Office, Lands and Survey Department for confirmation. Mr Turnbull had said that he would be prepared to abide by the Department's decision."

(Reference APB1, Fol. 551A).

4. The matter was handled by Mr Fitzgerald (as A/C.C.L. and Chairman of the Board) with the brunt of the work falling on Titles (Mr Morse) and District Solicitor (Mr Hutchesson)
5. Arising from your filenote on APB1 fol. 574 the following questions were put to Titles on 13 July 1971 and were answered on the 16th.

- (a) Is there anything in writing to substantiate Chairman's statement that the District Solicitor considered Riversdale Flats had been wrongly included in the Mount White Run?

Answer (By Mr Wooster) "Not that I can see although District Solicitor (Mr Mouat) remembers doing an opinion for the previous District Solicitor (Mr Hutchesson)."

- (b) If so, was the matter referred to H.O. for confirmation as stated by Chairman in the same statement?

Answer (By Mr Wooster) "N.A. i.e. No."

- (c) Has there been any D.O. variation in the District Solicitor's opinion since the Chairman's statement?

Answer (By Mr Wooster) "No. Apparently correct and Chief Surveyor seems to agree".

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(d) Where is the play now?

Answer (By Mr Wooster) "In our court. I have to do a summary with District Solicitor and submit it to H.O."

6. The District Solicitor's opinion is known to have been given in writing but now cannot be found. It may still be in some out-of-the-way place in the office but it is more likely

- * That it was rubbished when Mr Hutchesson left the Department;
- * That it was lost during the office extensions and shifting round, or
- * That Mr Fitzgerald took the opinion to Wellington to discuss it with the Office Solicitor (Mr Heenan) during a visit to Wellington on another matter.

7. Recapitulating it would seem

- * That some doubt as to the status of the land involved (and included) in the lease for Run 275 Mount White was raised by the Mapping Division (Mr J.J. Paterson) on 2 May 1968 Ref. APB1 fol. 510. A history was prepared by Titles (Mr P. Savage). Ref. APB1, fol. 511.
- * At about the same time Board members queried the Park boundary with Riversdale Flats - the bush edge or a straight line with a poplar tree as one marker. (Mr Fitzgerald undertook to get the boundary defined. The "bush edge" was held unsatisfactory because it could recede or even advance and thus leave grounds for dispute.)
- * The Board was conscious of the Park's lack of flat clear land and in the Hawdon area looked to the Riversdale Flats. It was thought the Park should extend to the bank of the Waimakariri. (Mr Fitzgerald also undertook to investigate this and report back to the Board).
- * A complication was that the Riversdale area contained several "islands" of freehold.
- * That the questions arising namely,
 1. Whether the land is reserved for national park purposes and whether it is available for addition to Arthur's Pass National Park and when
 2. What actions are necessaryShould be pointed out and dealt with afresh.

Note: The Board had no intention of depriving Mount White Station of the grazing rights during Mr Turnbull's ownership. It envisaged granting the Station a grazing lease should the land be added to the Park but there were some side glances, discussion and mental reservations about the presence of some hefty bulls and bullocks which had formed a habit of camping in groups on or alongside the Mount White road and walking tracks.


Parks Section

ARTHUR'S PASS NATIONAL PARK

Commissioner of Crown Lands,
CHRISTCHURCH

RIVERSDALE FLATS : MOUNT WHITE STATION

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CONFIDENTIAL COPY PRESERVED BY LINZ (CROWN PROPERTY MANAGEMENT) CONTRACTOR FOR PURPOSES
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Parks Section

“RELEASED UNDER THE OFFICIAL INFORMATION ACT”
CERTIFICATE OF ALTERATION

HER MAJESTY THE QUEEN { Lessor.
Licensor.

RICHARD THOMAS TURNBULL { Lessee.
Licensee.

PARTICULARS entered in the Register Book,
Volume , folio ,

the day of 19.....,
? o'clock.

.....
Assistant District Land Registrar of the

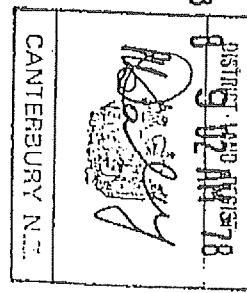
District of

MWO_0021157

1 6 4 6 8 6 / 1

529/73

District Land Registry
Christchurch No.2



GATE OF ALTERATION UNDER SECTION 113, LAND ACT 1948

IN THE MATTER of the Land Transfer Act 1952, and the Land Act 1948,

and

IN THE MATTER of Pastoral lease (licence) No. 60 from HER MAJESTY THE

QUEEN to RICHARD THOMAS TURNBULL of Timaru, Sheep Farmer as Lessee of Part Run 275 and Part Reserve 3535, situated in Hawdon, Esk, Katrine, Okuku, Upper Ashley and Grasmere Survey Districts

Area: 47 823.9281 hectares

Vol 529 , folio 73 registered in , Canterbury Land Registry.

This is to certify that the area in the above lease has been amended to 49 131.4673 hectares in terms of the latest redefinition of S.O. Plans 10866L, 10977L, 10995L and 11084L

SCHEDULE (Land now in lease)

Part Run 275	48 133.9172 hectares
Part Reserve 3535	<u>997.5501</u> hectares
Total area	<u>49 131.4673</u> hectares

Leasehold Title 529/73.
is amended in area
to 49/131.4673 (Redefined
by new survey office plans.
see above)

Reg and C/s copy of CT
enclosed.

[Signature]
28.2

As witness my hand, this 14th day of March 1977.

Assistant

[Signature]
J. B. Friel

Commissioner of Crown Lands.

11 F/455

File: APB 10

P 60

Copy for

CHRISTCHURCH

18 November 1980

NPR and Land Administration
OFFICE

SURRENDER OF PART RUN 275 MT WHITE FOR ADDITION TO ARTHUR'S PASS
NATIONAL PARK AND FUTURE STATUS OF PT RESERVE 3535 RIVERSDALE FLATS

The pastoral lease for Mt White Run (C.T. 529/73) is described as Pt Run 275 and Pt Reserve 3535. It is evident from P.60 folios 370, 331 and 330 that Pt Reserve 3535 is a reserve (National Park purposes) subject to the Reserves Act 1977 and is erroneously included in the Mt White pastoral lease. Folio 370 (1973) suggests that action was to have been taken to rectify this anomaly - no such action is apparent on file although Mr Wooster indicated to me that action (exclusion of the reserve from the pastoral lease) is to be undertaken when the lease comes up for renewal in 1988.

In view of the Land Settlement Board decision to authorise the CCL to discuss with the lessee the surrender of parts of the pastoral lease (Cox River Catchment) for addition to the Park it would seem appropriate to consider the future status and use of Pt Reserve 3535. My present thinking is that the future management and use of the land contained in Reserve 3535 must have regard for the adjoining Arthur's Pass National Park. The Riversdale Flat is an important buffer to the Park. I believe that at least 3 options are available when looking at the land's future status-tenure:

- (1) Retain as reserve for National Park purposes and grant grazing rights to the Mt White runholder subject to conditions necessary to satisfy the land's buffer function and possible public access requirements.
- (2) Formally add the land to the Park and grant grazing rights to the Mt White runholder subject to conditions as in (1) above.

Note: The land itself may not be able to satisfy the National Parks Authority policy on addition of lands to existing National Parks - especially the criteria concerning the land's economic productive potential and also the Authority's policy on eventual elimination of grazing in National Parks.

- (3) Revoke reservation and add it to the pastoral lease. I believe that activities permissible under such leases are not necessarily consistent with National Park requirements e.g. the erection of farm buildings.

My initial observation is that as far as National Park is concerned Option (1) appears to be the most acceptable.

The fact that Pt Reserve 3535 has been erroneously included in the pastoral lease is a matter that the department should bear in mind when negotiating the surrender of parts of the Mt White pastoral run in the Cox River Catchment. It may be that the department would look favourably at controlled grazing on the reserve if the runholder surrenders parts of the run for addition to the Park.

J. Edmonds
P.O.

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Lands and Survey
Department

FILES: P.60

copy to APB LC

CHRISTCHURCH

14 APR 1982

CHRISTCHURCH

8 April 1982

CCL
OFFICE

MT WHITE RUN - ARTHUR'S PASS NATIONAL PARK

Further to your request at the Arthur's Pass National Park Management Meeting on 5 April 1982, the following are matters identified in the Arthur's Pass National Park Management Plan which require investigation by departmental staff and which will ultimately require liaison and negotiation with the Mt White Runholder. These are:

1. Park Boundaries

- (a) Negotiate the surrender of part of the Mt White Run in the Lower Poulter Valley for addition to Arthur's Pass National Park. I believe this is being actioned by field staff. See file P.60. Note that it is desirable that this be done in consultation with the Chief Ranger, Arthur's Pass National Park.
- (b) Investigate addition of Reserve 3535 on Riversdale Flats to Arthur's Pass National Park. Note that this reserve has been mistakenly included in the Mt White Pastoral Lease. See my memo under folio 445, file P.60.
- (c) Investigate addition of freehold lands on Riversdale Flats to Arthur's Pass National Park. That is Rural Sections 6712, 6713, 22648, 30620, 30621, 33556, 35207, 35208 and 35369.

2. Grazing

Investigate stock-proof fence in the Poulter and Hamdon Valleys. It is desirable that this be undertaken jointly by field staff and the Chief Ranger.

J. Edmonds
Planning Officer

JOE
Please brief me on
this matter.
4/6/82

546

30 June 1987

Our ref P 60

The Trustees
R I Turnbull Estate
C/- Mr T H Turnbull
P O Box 29
TIMARU

*Mr Greyson
Please follow
up survey of
area to be
surrendered
in terms of agreement.
and report on whether
my outflow to Ash
and stock limitation
is recommended
3/7. Also follow
up preparation
of document
3/7*

Dear Sirs

RE MT WHITE PASTORAL LEASE - POST RENEWAL MATTERS

Further to my letter of 29 June 1987 advising you of the renewal terms of your pastoral lease as from 1 January 1989 there are one or two other matters I would like to bring to your attention.

- 1) As you are aware the Department of Lands and Survey entered into an agreement with you to surrender parts of Mt White Station for addition to Arthurs Pass National Park subject to the Department bearing all survey and legal costs and the rental of your pastoral lease being adjusted for loss of any grazable land. Please refer to the Commissioner of Crown Lands letter dated 12 September 1983. The Department of Conservation will be arranging the necessary survey to exclude the area from the lease for addition to the Park. However the Corporation will prepare the partial surrender document, arrange for its execution and register it against the lease. This document will not be prepared until survey is completed and this will take some time.
- 2) The Department of Lands and Survey also entered into agreement with you to surrender an area of approximately 8850 hectares in accordance with a Run Plan agreement you entered into with the North Canterbury Catchment Board.

In accordance with this agreement the Corporation will arrange to survey the retired area and as soon as survey has been completed a Memorandum of Partial Surrender will be forwarded to you for execution.

I have asked the Chief Surveyor, Department of Survey and Land Information to commence the necessary survey and I expect that this will take approximately three years. The Chief Surveyor may incorporate the survey work required for the surrender of the area referred in 1 above as part of this area is included in the area to be surrendered under the Run Plan agreement.

continued ...

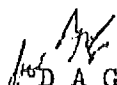
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- 3) The former Department of Lands and Survey has had discussions in the past with members of the Turnbull Estate concerning Reserve 3535 on Riversdale Flats which allegedly was erroneously included in the pastoral lease in the early 1900's. The Department of Conservation consider the land to be a reserve within the meaning of the Reserves Act 1977 and I know the Department is keen to have this land excluded from the lease and added to the National Park. Therefore you may be approached by the Department of Conservation in the near future to discuss this matter further. As the Corporation is charged with the responsibility for managing pastoral leasehold land the Corporation will be involved with the Department of Conservation in any future negotiations relating to this issue.

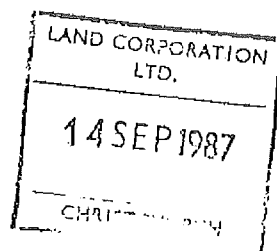
If you have any queries on the matters I have raised above do not hesitate to contact the writer.

Yours faithfully


D A Gregson
Property Appraiser

*No. adjustment to AR. or stock limitation is required.
Lessee is getting benefits from Run Plan
Q 4/7/88*

11 September, 1987



P60
Dist No 3

Landcorp
Private Bag
CHRISTCHURCH.

Attention Mr D.A. Gregson

Dear Sir,

MOUNT WHITE PASTORAL LEASE

I enclose the notice of election for the renewal of the above lease on the terms of your letter of 29th June.

In your letter of 30th June you refer to previous discussions regarding Reserve 3535 at Riversdale. To the best of my memory this is the first I have heard about the National Park wishing to take over this reserve area.

I have no maps or plans showing the location and size of the reserve so would be pleased if you could supply me with this information. In the meantime I can only comment that we would strongly resist the surrender of all or any relatively large portion of the Riversdale flats which play a very important part in the management of the station.

I note that your letter was addressed to the trustees of R.I. Turnbull Estate. This estate has had no interest in Mount White since 1983 and it would be more appropriate to address correspondence to the Mount White Partnership, care of myself.

Yours faithfully,

T.H. Turnbull

NOTICE BY LESSEE OF ELECTION UNDER SECTION 132 OF THE LAND ACT 1948

The Branch Manager
Land Corporation Limited
Private Bag
CHRISTCHURCH

PT RUN 275 AND PT RESERVE 3535 "MT WHITE" SITUATED IN KATRINE, HAWDON
AND ESK SURVEY DISTRICTS

In respect of your notice of 16 June 1987, in pursuance of Subsection (6) of Section 131 of the Land Act 1948, setting out the values placed upon the above land for renewal purposes, I hereby make the following election:

I accept the offer of a renewal pastoral lease at a rent based on the values set out in the said notice.

~~[OR I do not desire a renewal pastoral lease and agree to the value of the lessee's improvements as set out therein.]~~

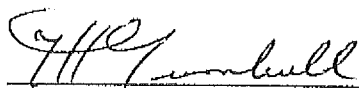
~~[OR I do not desire a renewal pastoral lease and require the value of the lessee's improvements to be fixed by the Land Valuation Tribunal.]~~

~~[OR I desire a renewal pastoral lease and require the value of the lessee's improvements and the value of the land exclusive of improvements to be fixed by the Land Valuation Tribunal.]~~

~~[OR I desire a renewal pastoral lease and require the value of the lessee's improvements to be fixed by the Land Valuation Tribunal.]~~

~~[OR I desire a renewal pastoral lease and require the value of the land exclusive of improvements to be fixed by the Land Valuation Tribunal.]~~

Signature:


T.H. Turnbull

P.O. Box 29
TIMARU.

3 December, 1987



P60
Devel No 388

Landcorp
Private Bag
CHRISTCHURCH.

For Attn: Mr R.A. Cant, Property Officer

Dear Sir,

MOUNT WHITE PASTORAL LEASE

Thank you for your letter of 2nd October enclosing the plan showing the areas which the National Park wish to acquire.

I do not recall any discussion relating to the Riversdale area during the fifteen years since I assumed the overall management on behalf of the partnership in November, 1972.

I would therefore appreciate receiving copies of the documents relating to the discussions to which you refer.

Yours faithfully,

T.H. Turnbull

Our ref P 60

5 May 1988

Mr T H Turnbull
P O Box 29
TIMARU

Dear Mr Turnbull

SURRENDER OF PART MOUNT WHITE PASTORAL LEASE TO ARTHURS
PASS

I refer to my letter dated 14 December 1987 and the photocopied correspondence.

I would like to convey to you my apologies as the correspondence enclosed with my letter did not relate to the surrender of Reserve 3535 at Riversdale, also the "numerous discussions with the Trustees which are well documented on our files" mentioned in my letter of 2 October 1987 did not relate to the surrender of Reserve 3535. I had been confusing this surrender with the surrender of other areas.

In your letter dated 3 December 1987 you stated that you could not recall any discussions during the fifteen years since you assumed management.

As the discussions mentioned in Mr Gregson's letter took place in the late 1960's you would not have knowledge of them. For your information I have enclosed copies of relevant papers from our files.

In my opinion, further action on this matter will depend on Department of Conservation's initiative, not ours.

I hope the enclosed copies of correspondence are of interest to you and once again apologise for my earlier error.

Yours faithfully

R A Cant
Property Officer

RAC/JMK

CONSERVATION

File No: NO/127

11 October 1988

The Branch Manager
Land Corporation Limited
Private Bag
CHRISTCHURCH

LAND CORPORATION LTD.
12 OCT 1988
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P60
0/10 397

Dear Sir

NATIONAL PARK RESERVE RIVERSDALE FLATS

The area commonly known as Riversdale Flats at the junction of the Hawdon and Waimakariri Rivers is currently designated National Park Reserve. However the area is actually incorporated in the Mount White pastoral lease. This was done in error ever since the 1901 gazettal and has been in the past removed as such by the then Lands & Survey Department.

It is the belief of the Department of Conservation that as the area is National Park Reserve but has only been allocated to Landcorp because of the incorporation in the pastoral lease, that the portion of the lease money collected over Part Reserve 3535 (National Park Reserve) should be paid to the Department of Conservation.

We understand that the lease is due for renewal at the end of the year and we would like to receive the rental for this area from that date.

Would you please advise if that is agreeable and if the rental is sufficient to cover administration costs.

Yours faithfully

C WILSON
for District Conservator

C. Pemberton

Would you please establish that the position actually is as outlined above; then request D. J. Gresson for an estimate of rent attributable to the Nat. Park area.

We should retain a surcharge for administration & then remit the balance to DOL.

*DDN/PA
15/11*

*Spoken of Landis Reserve as National Park
therefore DOL is entitled to receive a
rental.*



Landcorp

LAND CORPORATION LIMITED

Our Ref: P 60

19 January 1989

District Conservator
Department of Conservation
Private Bag
CHRISTCHURCH

ATTENTION: C Wilson

Dear Sir

RE: PART RESERVE 3535 - RIVERSDALE FLATS MT WHITE PASTORAL LEASE

Your letter of 11 October 1988 refers.

The matter has been investigated and Landcorp agrees that an error was made when the Riversdale Flats were originally incorporated into the Pastoral Lease.

The status of the land is reserve and should therefore be part of Arthurs Pass National Park. However a question of law has arisen over the removal of the area from the pastoral lease. On file there are conflicting legal opinions as to whether;

- a) the Crown has the right to remove the area from pastoral lease.
- or b) the consent of the lessee is required to effect surrender of any land from the lease.

The file indicates the favoured legal opinion is the latter. To facilitate the willing surrender of the Riversdale Flats from the Pastoral lease, Landcorp will shortly instigate proceedings as a post-renewal matter.

As part of the lease renewal process, the Mt White Pastoral Lease was valued in accordance with Section 66 Land Act 1948. To identify the rental due to Department of Conservation for the Riversdale Flats, this valuation has been used on a pro-rata basis to establish a rental value of the area.

Christchurch Branch

Equinor House
76 Cashel Street
Private Bag
Christchurch
New Zealand
Telephone (03) 799-787
Fax (03) 799-440

This has been done as follows:

Total LEI value	=	\$442,000
Total Lease Area	=	39551 hectares
Value per hectare	=	\$11.18
Riversdale Flats Area	=	997.5501 hectares
LEI Value (Rental Value)	=	\$11148.07

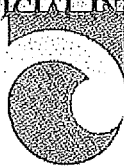
Rental charged is 1.5% of Rental Value = \$167.22 per annum.

Landcorps administration costs for the collection and transfer of this money to Department of Conservation has been ascertained at \$180 per annum. (subject to review). As the cost of recovering the rent exceeds the rental due to you, would you please advise if you wish to pursue the matter further.

Yours faithfully



D A Gregson
Property Appraiser



CONSERVATION

File No: N5/123/P 60

6 December 1989

The District Manager
Land Corporation
Private Bag
CHRISTCHURCH

ATTENTION: Mr D A Gregg

Dear Sir

PART RESERVE 3535 RIVERSDALE FLATS MT WHITE PASTORAL LEASE

On the 31 July 1989 I responded to your letter of 19 January 1989 regarding Part Reserve 3535 Riversdale Flats.

In order that the matter can be concluded would you please respond to my letter (copy attached) so that the Department of Conservation can give a full response to your January 1989 letter.

Yours faithfully

A handwritten signature in cursive script, appearing to read 'Keith Marshall'.

KEITH MARSHALL
for M J Cuddihy
Regional Conservator

Our Ref : N5/123/P 60
Your Ref: P 60

31 July 1989

The District Manager
Land Corporation
Private Bag
CHRISTCHURCH

ATTENTION: Mr D A Gregson

Dear Sir

PART RESERVE 3535 RIVERSDALE FLATS MT WHITE PASTORAL LEASE

Before a final decision is made in response to your question as to whether the Department of Conservation wishes to pursue recovery of the rental for Riversdale Flats area I request further information in order to make an informed decision.

1. How far has Landcorp proceeded with its proposal to facilitate willing surrender of Riversdale Flats. Your letter of 19 January 1989.
2. The Department of Conservation requests a copy of your legal opinion in order to understand the case you have put. Your letter 19 January 1989.
3. You have indicated a cost of \$180 per annum to collect the rental. There are two matters which arise.
 - (a) Is this an initial establishment cost to calculate the rental due and in subsequent years the cost will only be that of generating a single invoice and one cheque to the Department of Conservation.
 - (b) Yours costs do seem quite high and again in order to consider the matter further could you please supply a complete breakdown of your figure of \$180 in order to assess the fairness and how appropriate that charge is relevant to the ability of Department of Conservation to administer the lease at a lesser cost.

Once you have supplied the information requested it should not take too long to finalise a reply to this matter which has been delayed by this office.

Yours faithfully



KEITH MARSHALL
for District Conservator

Reply to:

Christchurch


Landcorp
LAND CORPORATION LIMITED

21 December 1989

The District Conservator
Department of Conservation
Private Bag
CHRISTCHURCH

ATTENTION: Mr K Marshall

Dear Sir

RE: PART RESERVE 3535 RIVERSDALE FLATS - MT WHITE PASTORAL LEASE

Your letter of 6 December 1989 refers.

This letter refers to an earlier letter dated 31 July 1989 which was not received in our office.

The further information you have requested is as follows:

1. Landcorp has made a preliminary approach to the lessees and their solicitor to inform them of the situation regarding the Riversdale Flats.

However, the issue has become confused with the surrender of those other areas that are subject to a retirement plan and added to Arthurs Pass National Park. Rather than add to the confusion as to what land was under discussion, Landcorp has placed the Riversdale Flats issue in abeyance until the surrender of the other areas have been completed. This is expected to be in February 1990.

2. A copy of the legal and other opinions are enclosed.

However, there is one letter that has gone missing of which we are endeavouring to obtain a copy.

This letter from Head Office expressed the opinion that Lands and Survey could not forceably take the land from the Pastoral Lease and incorporate it into the National Park. The opinion stated that the mutual and willing consent of the lessees had to be obtained.

INCORPORATING LANDCORP INVESTMENTS LIMITED & LANDCORP MANAGEMENT SERVICES LIMITED

REGIONAL OFFICE

DISTRICT OFFICES

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

Westport
Government Buildings
Palmerston Street
P.O. Box 65
WESTPORT
Telephone (0289) 7268

Hokitika
Landcorp House
49 Tancred Street
P.O. Box 176
HOKITIKA
Telephone (0283) 58-960
Fax (0283) 58-760

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

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

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

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

-2-

It is on this basis that Landcorp has been proceeding.

3. The annual cost of \$180 per annum is based on the above point that the Riversdale Flat remains part of the Mt White Pastoral Lease until its surrender and that a change to the administration of the area is required to recognise the areas future administration. Currently this area is inspected annually as part of the Mt White Pastoral Lease. For Landcorp to administer the area as per the Pastoral Agreement, and as agent for DOC, we would be required to complete a separate inspection and report. This is in addition to the rent collection function in which two invoices are issued each year.

The time factor involved in the inspection, report preparation is relatively high and the fee of \$180 is on a cost recovery basis, rather than being market orientated.

Yours faithfully



D A Gregson
Consultant
for Landcorp Management Services Ltd.

NOTE FOR FILE



FROM: SIMON BAMFORD
OUR REF: P 60
DATE: 11 March 1993
SUBJECT: RIVERSDALE FLATS : MT WHITE

With reference to various correspondence between DOC and Landcorp on the matter of the Riversdale Flats (folios 649, 648 etc).

The matter has gone to ground again after Dave Gregson's reply to DOC dated 21 December 1989.

I recently rang Alan Wooster, DOC to ascertain DOC's current position on the matter. He advised it was something DOC were still vitally interested in but not on the high priority list. Perhaps in 6 months he would be better able to address the matter. I advised I was interested to try and resolve the issues but would need to obtain consent from the CCL to pursue the same as it was a matter outside the contract.

We need to follow up with CCL.

SJK BAMFORD
Property Manager

CONFIDENTIAL COPY PROVIDED TO
LINZ (CROWN PROPERTY MANAGEMENT)
CONTRACTOR FOR PURPOSES ASSOCIATED

WITH CONTRACT 5072~ ONLY.
NOT TO BE FURTHER COPIED, REPRODUCED
OR DISTRIBUTED WITHOUT THE
PERMISSION OF LINZ

DUE DILIGENCE

MT WHITE

SUPPORTING FILE SUMMARY

File Summary - Mt White

"RELEASED UNDER THE OFFICIAL INFORMATION ACT"

FOLIO	DATE	TO	FROM	DETAILS
Pc / 060 - SCH -01 (September 1951 - July 1975) (Folios 210 - 401)				
238	06/07/1955	-	-	<p>LSB Case No.4631 approved the issue of a pastoral lease to D C Turnbull (Deceased) and R T Turnbull (Transmission of DC Turnbull's interest to R T Turnbull to be registered) over Run 176 and Part Runs 175 and 177 an area of 119,890 acres from 01/03/1949 at the annual rental of \$1460 and stock limitation of 12500 sheep and 300 cattle plus 10%.</p> <p>Offer of lease 15/07/1955 (f239) and lessee accepted new lease 27/07/1955 (f.240).</p> <p>New description - Run 275 "Mt White (f.253).</p> <p>[Lease No. P 60 issued in favour of R T Turnbull and registered on 20/09/1956 (Volume 529 folio 73)]</p> <p>ACTION COMPLETED</p>
292	15/05/1962	DG	CCL	<p>Report on additional area for Arthurs Pass National Park, approximately 73 acres (13 acres freehold - Pt R.S 34587 -and 60 acres Pastoral lease). Report states the lessee agreeable to the transfer subject to the Crown making all the arrangements. Lessee offered freehold area without consideration.</p> <p>Offered accepted (f.292- 293).</p> <p>Areas actually 176 acres to be surrendered and 11 acres 2 roods of RS 34587 to</p>

File Summary - Mt White

FOLIO	DATE	TO	FROM	DETAILS
				<p>be incorporated. Balance (13 acres 2 roods) of RS 34587 to be included in National Park.</p> <p>Submission to National Parks Authority held on file, by implication of following folios the NPA approved the approved the additional area (f.295-298).</p> <p>Freehold area acquired 25 acres of RS 34587 by the Crown by Transfer 580105 (registered 2 July 1962).</p> <p>CCL Case No. 63/268 on 17/07/1963 approved the submission for surrender of 176 acres from Run 275 without alteration to rent and for the incorporation of 13 acres approximately of Part R S 34587.</p> <p>SO 10485 (approved 13/04/1965) defining surrender areas.</p> <p>Registration of Certificate of Alteration 612769 on 13/11/1963 incorporating Pt RS 34587 and surrendering 176 acres from lease.</p> <p>New Appellation 618523 (registered 1964) redefined Run 275 to include Pt Run 34587 and adjusted lease area to 118175 acres 2 roods.</p> <p>ACTION COMPLETED</p>
-	11/11/1968	-	-	<p>SO 11084 redefined the area of the Pastoral lease and the appellation changed to Pt Run 275 (118930 acres) and Part Reserve 3535 (2465 acres) to correct status and adjust redefinition by new topo mapping.</p>

File Summary - Mt White

FOLIO	DATE	TO	FROM	DETAILS
				749843 New appellation registered 18/11/ 1968.
330	29/07/1969	Lessee	CCL	Advised of requirement to settle matters of mutual interest and in particular the oversight 50 years ago whereby portion of National Park Reserve created in 1901 has been included in lease erroneously and desirable to discuss the means of preserving the status quo personally.
331	Circa 18/08/1969		-	<p>File note re meeting - Minister of Lands /Chairman Nat Park Board /Lessee met to discuss issues including status of Pt Res 3535 - District Solicitors opinion the area was a Reserve and not part of Mt White lease. Two alternatives available - to declare Crown land for inclusion in the Park or declare Crown Land and included in the lease. This land was vital to the farming operation. Outcome - first determine the status (CCL proposed to refer matter to Office Solicitor in Head Office) then again discuss with the lessee.</p> <p>Lessee advised on 21 August 1969 (f 332) confirming discussions and that further legal advice being sought and would be in touch when supplied.</p> <p>National Park Board at meeting October 1969 (f 334) noted that the District Solicitor believed land wrongly included in lease and reserves for National Park</p> <p>CONSIDERABLE GAPS IN HISTORY OF THIS ISSUE ON THE PASTORAL LEASE FILE - SOME AT FOLIO 370 AS RECORDED BELOW BUT BASELINE INFORMATION SEARCHED AT ARCHIVES SUMMARISED AND ATTACHED TO THIS DOCUMENT RECORDING SEQUENCE OF EVENTS</p>

File Summary - Mt White

FOLIO	DATE	TO	FROM	DETAILS
				IT APPEARS THE HO LEGAL OPINION WAS NEVER RECEIVED AND OR THE LESSEE INFORMED OF THE OUTCOME - THIS ISSUE IS CLEARLY AN UNCOMPLETED ACTION AND LIKELY TO BE A CROWN CONTINGENT LIABILITY FOR CURRENT LESSEES
383	07/10/1974	CCL	FO	<p>Soil Conservation Plan prepared. Within the report there is mention that R T Turnbull is deceased and the station is being run by his wife as sole executrix of his estate. A trust is to be formed for members of the Turnbull family.</p> <p>Run plan supported and CPLO concurs (f 390/391) but not taken up by lessee.</p> <p align="center">NO ACTION</p>
388	20/12/1974	NZED	-	<p>Refers to possible sites for Micro-Wave Stations and to a site at Whale Hill a land formation within Mt White Station.</p> <p align="center">NO ACTION</p>
Pc / 060 - SCH -02 (April 1976 - August 1985) (Folios 402 - 509)				
409	21/01/1977	-	-	<p>Run 275 was redefined on SO 11084 and the Change of Appellation and area prepared. The Change of Appellation was registered on the lease but the change of area was not registered against the lease.</p> <p>Certificate of Alteration for Change of Area prepared 21/01/1977 - (f 409). New</p>

File Summary - Mt White

FOLIO	DATE	TO	FROM	DETAILS
				<p>Lease area 49131.4673 hectares. SO plans 10866, 10977, 10995 & 11084. This area includes Part Run 275 (48133.9172 ha) and Part Reserve 3535 (997.5501 ha).</p> <p>Certificate of Alteration 164686 registered 08/02/1978.</p> <p>ACTION COMPLETED</p>
-	19/01/1978	-	-	<p>NZ Gazette 1978 p 95 proclaimed 7.3855 ha (18 acres 1 rood) of Pt Run 275 to be road vested in the Malvern County Council.</p> <p>Gazette registered on 9 February 1978 as 164900.1</p> <p>ACTION COMPLETED</p>
Under 443	05/09/1980	CCL	DG	<p>LSB Case No. 9537 resolved to approve the addition of 6815 ha of Crown Land in the Candlesticks Range into the Arthurs Pass National Park and to authorise the CCL to negotiate the surrender of parts of the lease for addition to the Park.</p> <p>On 128 November 1980 (f 445) Planning Officer raised the fact that Pt Reserve erroneously included into the lease should be borne in mind when negotiating surrender of parts Mt White in the Cox River Catchment.</p> <p>(Noted that correcting action to be delayed until renewal of the lease in 1988).</p> <p>Subsequently Planning Officer on 8 April 1982 (f 452) raised issues relative to National Park boundaries for negotiation with lessee:</p>

File Summary – Mt White

"RELEASED UNDER THE OFFICIAL INFORMATION ACT"

FOLIO	DATE	TO	FROM	DETAILS
				<p>i) Surrender of land in Lower Poulter Valley for addition to Park.</p> <p>ii) Investigation of addition of Riversdale Flats (Part Reserve 3535) erroneously included in the lease.</p> <p>iii) Possible addition of freehold lands on Riversdale Flats for addition into the Park</p> <p>Boundary rationalisation issues to be held in abeyance pending outcome of any retirement proposals in any Run Plan (f 454).</p>
463	12/09/1983	Lessee	CCL	<p>Lessee approached re surrender of Part Run 275 total area 3365 ha shown on the map sent with the letter to the lessee.</p> <p>Lessee responds agreeing to the surrender (f.482).</p>
466	10/11/1983	CCL	Solicitors	<p>Application to Transfer.</p> <p>CCL Case No.84/1 approved the Transmission of 7/40th share to T H Turnbull, D H Turnbull, A R Turnbull and M T Turnbull subject to the transferees giving an undertaking to honour negotiations concerning the surrender of parts of the lease for addition to the National Park.</p> <p>Incoming Trustees accepted surrender terms (f 482).</p> <p>Transmission 798148/3 registered 11/04/1989 to P M McFadden and J N McFadden as Executors.</p> <p>ACTION COMPLETED</p>

File Summary - Mt White

FOLIO	DATE	TO	FROM	DETAILS
472	Circa Jan 1984	-	-	<p>FO report on Proposed Soil Conservation Run Plan. Included the destocking of class VII and VIII lands with the view to retiring these lands from the lease with no surrender.</p> <p>CCL - File Note concerned no surrender provisions re retirement (f.473).</p> <p>Negotiations re Run plan successful - approval to Run Plan requested (f 501).</p> <p>Under this memo is a copy of the Lessee's approval to the surrender the Peveril block and the Candlesticks block .</p> <p>Land Improvement Agreement No.944274/1 registered 11/07/1991.</p> <p>ACTION COMPLETED - RUN PLAN</p>
Pc / 060 - SCH -03 (September 1985 - June 1989) (Folios 511 - 601)				
513	11/10/1985	Lessee	CCL	<p>Memo of Variation of surrender of 8850 ha approx (subject to survey) to Lessee to execute.</p> <p>Documents returned and following assurance that Power of Attorney existed for one of the Trustees ready to register (f 520).</p> <p>MEMO OF VARIATION NOT REGISTERED AGAINST LEASE BUT</p>

File Summary - Mt White

FOLIO	DATE	TO	FROM	DETAILS
				SURRENDER NOW EFFECTED.
545	29/06/1987	Lessee	CCL	<p>Lease renewal Notice - Value of Impts \$335,000, LEI \$445,000 AR \$6,675</p> <p>Supporting field report dated 12 June 1987 (under f 545) contrary to earlier requirements does not address possibilities for purchase of freehold land on the Riversdale Flats. Indicates however that doubts as to status of Pt Res 3535 (Res for National Park) and it has been acknowledged lessee should have continued grazing rights. Concluding status issue requires further investigation.</p> <p>CCL advises lessee (f546) re post renewal issues:</p> <ul style="list-style-type: none"> i) Completion of surrenders of land for addition into National Park and surrender of 8850 ha in terms of Run plan ii) The status of Pt Reserve 3535 erroneously included in the lease and which DOC contends is reserve and require the land to be added into the Park. This is a matter that DOC must take up with the lessee. <p>Lessee accepted lease renewal values 11/09/1987 (under f563).</p> <p>Lessee asks for information re Reserve 3535 - Strong reservations and would resist the surrender of this area as integral to farming operations (f.563).</p> <p>Lessee requested copies of documents re Reserve 3535 (03/12/1987) (f.566).</p> <p>Lessee received copies of documents re Reserve 3535 included a History previously prepared by Peter Savage in 1968 (f.569).</p>

File Summary - Mt White

DETAILS			
FOLIO	DATE	TO	FROM
			<p>Memorandum of Renewal 798148.2 registered 11 April 1989.</p> <p>SO Plans 18026-28 (approved 2405/1989) for National Park additions of 3690.2000 ha. 808290.1 new appellations (registered 06/06/1989).</p> <p>SO Plans 18181 and 18182 (approved 05/09/1989) for National Park additions of 6097.0000 ha. 832269.1 new appellations (registered 12/10/1989).</p> <p>886443.1 Partial Surrender of 9787.2 ha registered 13 July 1990 with reduction in Rental value and Annual rental of \$3000 and \$45 respectively.</p> <p>RENEWAL AND SURRENDER OF LAND UNDER RUN PLAN FOR NATIONAL PARK COMPLETED. FOR STATUS ISSUES RE RIVERSDALE FLATS SEE BELOW ALSO</p>
578	11/10/1988	Landcorp	<p>Sought rent for Reserve 3535.</p> <p>Landcorp responded on 19 January 1989 (f 591) with information re Reserve 3535 and the apportioned rent for the flats at \$167.22 pa with an administration charge of \$180. Asked if DOC wished to pursue the matter.</p> <p>This advice in acknowledging the land is reserve it was pointed out that the question of law had risen over the removal of the area from the Pastoral lease. There were conflicting opinions - that the Crown has the right to remove the area from the lease and that the consent of the lessee is required to effect a surrender - the favoured position being the latter. Consequently the surrender of the Riversdale Flats was to be the subject of post renewal negotiation.</p>

File Summary -- Mt White

FOLIO	DATE	TO	FROM	DETAILS
Pc / 060 -- SCH -04 (June 1989 - July 1995) (Folios 602 -- 698)				
618	13/06/1989	Lessee Solicitors	Landcorp	<p>Matter over the transfer raised with solicitors and surrender document parties with possible changes.</p> <p>Solicitors responded to the various matters (f.630)</p> <p>Transfer registered 12/07/1989 document 815437/1(f.630) transfer to M.J. Turnbull (88/240) T.H. Turnbull (55/240) D.H. Turnbull (55/240) A.R. Turnbull (30/240) and V.A. Turnbull (12 /240) as tenants in common in the said shares.</p> <p>ACTION COMPLETED</p>
648	06/12/1989	Landcorp	DOC	<p>Sought response to its letter on cost of administration of Pt Reserve 3535.</p> <p>On 21/12/1989 (f 649) Landcorp advised letter not received. Advised an approach made to lessee but could be confusion with recent surrender issues. Attached copies of legal and other opinions attached (copy of one opinion missing). Landcorp has been working on the basis the land could not forcibly be taken from the Pastoral lease to incorporate it into the National Park and that the consent of the lessees had to be obtained to surrender from the lease.</p> <p>Landcorp in a fax date 25/09/ 1992 (f 686) to DOSLI indicated there was no sign of HO comment on the legal opinion supplied by the District Solicitor or</p>

File Summary - Mt White

FOLIO	DATE	TO	FROM	DETAILS
				<p>that it was ever forwarded.</p> <p>Simon Bamford (Landcorp) recorded in a file note dated 11/03/1993 (f 698) that the Riversdale Flats status issue had gone to ground again, that he had contacted DOC but that it was not on the high priority list.</p> <p>STATUS ISSUES RELATIVE TO RIVERSDALE FLATS AREA STILL OUTSTANDING NO KNOWN FURTHER INITIATIVES TAKEN BY DOC.</p>
Pc / 060 - SCH -05 (January 1996 - June 2000)				
13/08/1996		Landcorp	Lessee Solicitors	<p>Application to Transfer - inter family transaction and transfer to Mt White Station Limited.</p> <p>CCL Case no 1997/48 of 26/08/1996 approved transfer to Mt White Limited. (This consent expired).</p> <p>Solicitors requested on 16/06/1997 to transfer the share of V A Turnbull to AR and T.A.Turnbull as Executors. Acceptance of Notice under Sections 90 /91A of the Land Act 1948 by CCL on 01/07/1997. Transmission registered as A359470.1 dated 7 July 1998.</p> <p>New Memorandum of Dealing required 18/05/1998. CCL Case No 98/175 resigning of the consent and approved 27/05/1998. Transfers of shares to Mt</p>

File Summary – Mt White

FOLIO	DATE	TO	FROM	DETAILS
				White Limited registered on 07/07/1998 as A359470.3 and 4.
				ACTION COMPLETED
	15/03/1999	Lessee	KFL	Notice of Rent review – Value of Impts - \$1,100,000 LEI \$500,00 Annual Rent \$11,250 plus GST.
				Rent review accepted
				ACTION COMPLETED – ADMINISTRATIVE ACTION ONLY
<div> <div>No relevant folios</div> <div>CON / 50213 / 09 / 12762 / A – ZNO (01 July 2000 - Current)</div> </div>				
<div> <div>No relevant folios</div> <div>Pc / 060 – A - SCH -01 (PLANS ONLY)</div> </div>				

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

SO Plans (Additional)

999

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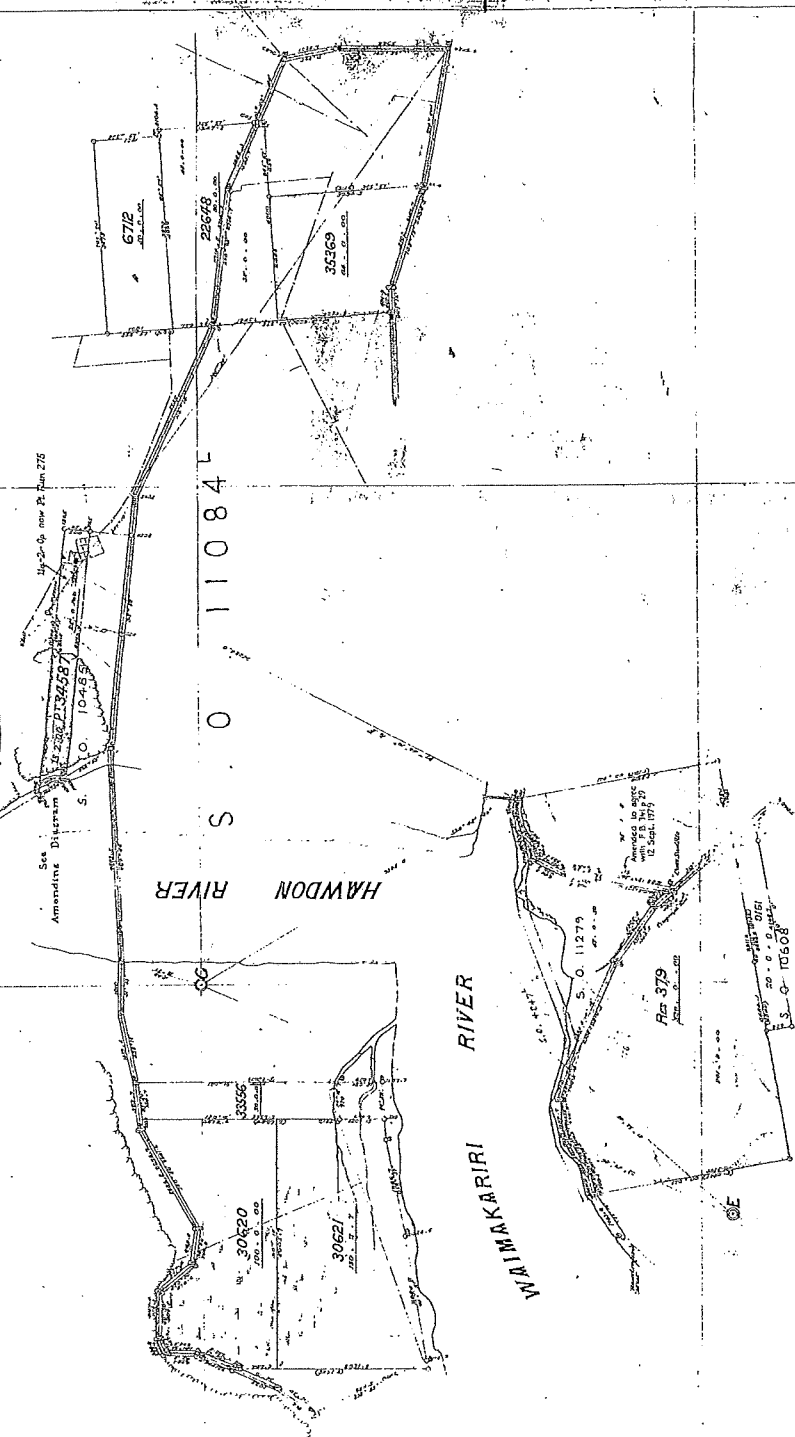
2775

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S.O.3071

Anending Diagram BLK IX Hawdon SD
Tawera County
P.R. 3283
Arthur's Pass National Park
Gairloch 4-94
P. 34587
Crown Land by 758005
Scale .5 chains to an inch
Plan of
Road to be added adjoining
P.R. 3283, P.R. 34587 & Crown Land
Approved as to
Anending Diagram
P.R. 3283, P.R. 34587 & Crown Land
P.R. 3283, P.R. 34587 & Crown Land



BEALEY AND HAWDON
SURVEYED BY T. H. BRODRICK
ASSIST. SURVEYOR, MARCH 1885
Scale 10 Chains to an Inch

S.O.3071

3071

1053
(Small Plot)

RECEIVED 27.5.85.
EXAMINED 10.6.85. *Post*
REGISTERED

S.O. 110847

RIVER

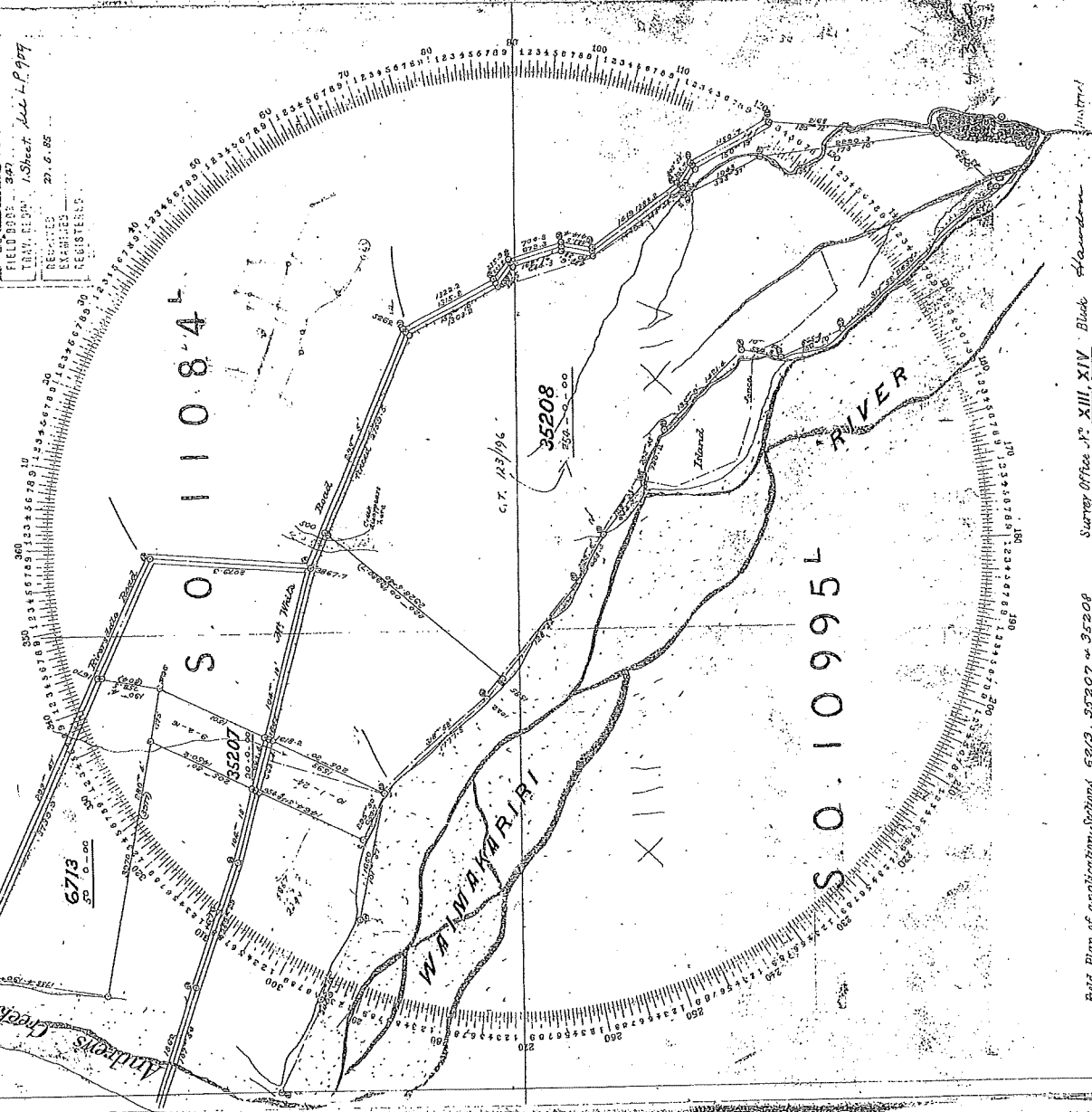
Field Plan of application, Section 6911, # 3568
Survey Office No. XVI Block 4319
Surveyed by J. W. Puchner Date April 1905
Scale 10 Chains to an Inch
Unsurveyed lines to be shown as red calculated or vaulted lines in black
Unsurveyed bearings to be shown as blue bearings, all bearings in red
Note: The north arrow is to be placed at the right of the block here:

NOTE - Measured times to be drawn in red calculated or calculated in black
 Times a red circle around each peg a double red circle round each dry station
 Remarks of Surveyors to be noted on back of map
 observed bearings are also on back of map

General Survey Department of New Zealand
Provincial District of Canterbury

1054
(Semi Plot)

FIELD BOOK 347
T.M. 1894 1 Sheet, July 1894
REMARKS 27. 6. 85
REGISTERED



Field Plan of application, Stations 5213, 55207 & 35208

Survey Office No. XIII, XIV, Block Handon

Surveyed by J. H. H. H. H.

Date 9 March 1885

Scale 70 Chains to an Inch

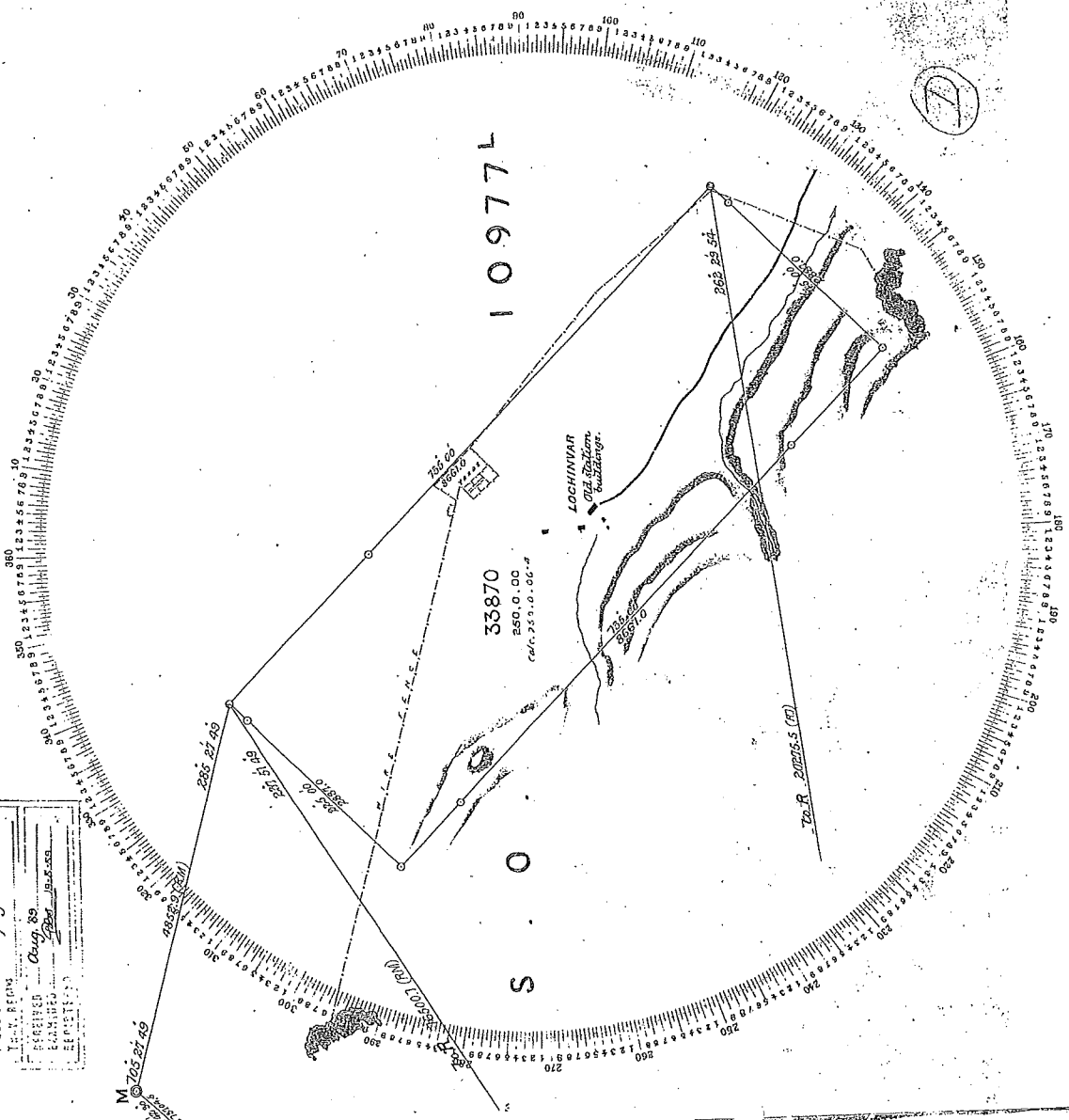
NOTE: Measured lines to be drawn in red, calculated or scaled lines in black, observed bearings in blue, the figures in blue being in red, black, drawn in red circle round each peg, a double red circle round each peg station. Remarks of surveyors to be noted in black.

4320

General Survey Department of New Zealand
Provincial District of Canterbury

1319
Smayke 1887

FIELD BOOK	272 page 29
DATE	15.11.1889
RECEIVED	1889
EXAMINED	1889
REPORTED	1889



Field Plan of application, Section 238/10

Survey Office 37
Block V - East
Surveyed by Charles H. Smith
Date 18 March 1889

Scale 70 Chains to an Inch

Noted lines to be shown in red, calculated or scaled bearings in black, observed bearings in red. The figures also being in red. The survey is to be made in black ink.

4585

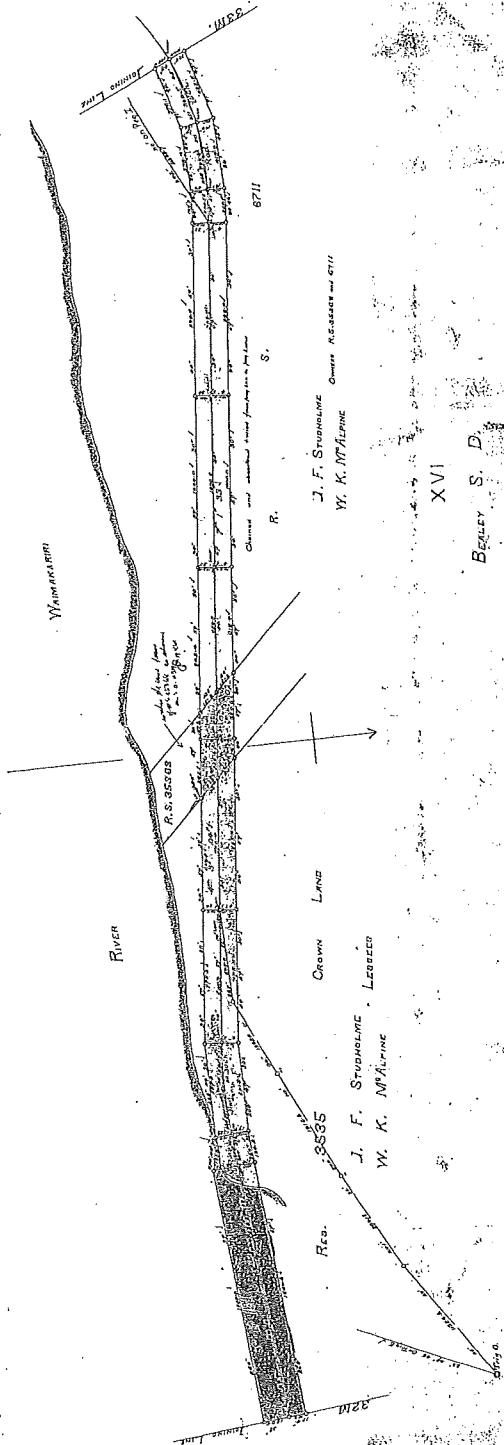
N.Z. MIDLAND RAILWAY.

BEALEY SECTION.

LAND PLANS.

Scale - - 3 Chains to an Inch.

S.0.4847



Area taken from River Waimakariri for Railways 2' 12"
 D² Rec. 3535 4' 3" 0"
 D¹ R. S. 35368 1' 0" 0"
 D³ R. S. 6711 1' 33" 1"

Tawera County
 Upper Waimakariri Road District

PRINTED BY
 THE NEW ZEALAND GOVERNMENT
 PRINTERS, 105, QUEEN STREET, AUCKLAND.
 1911

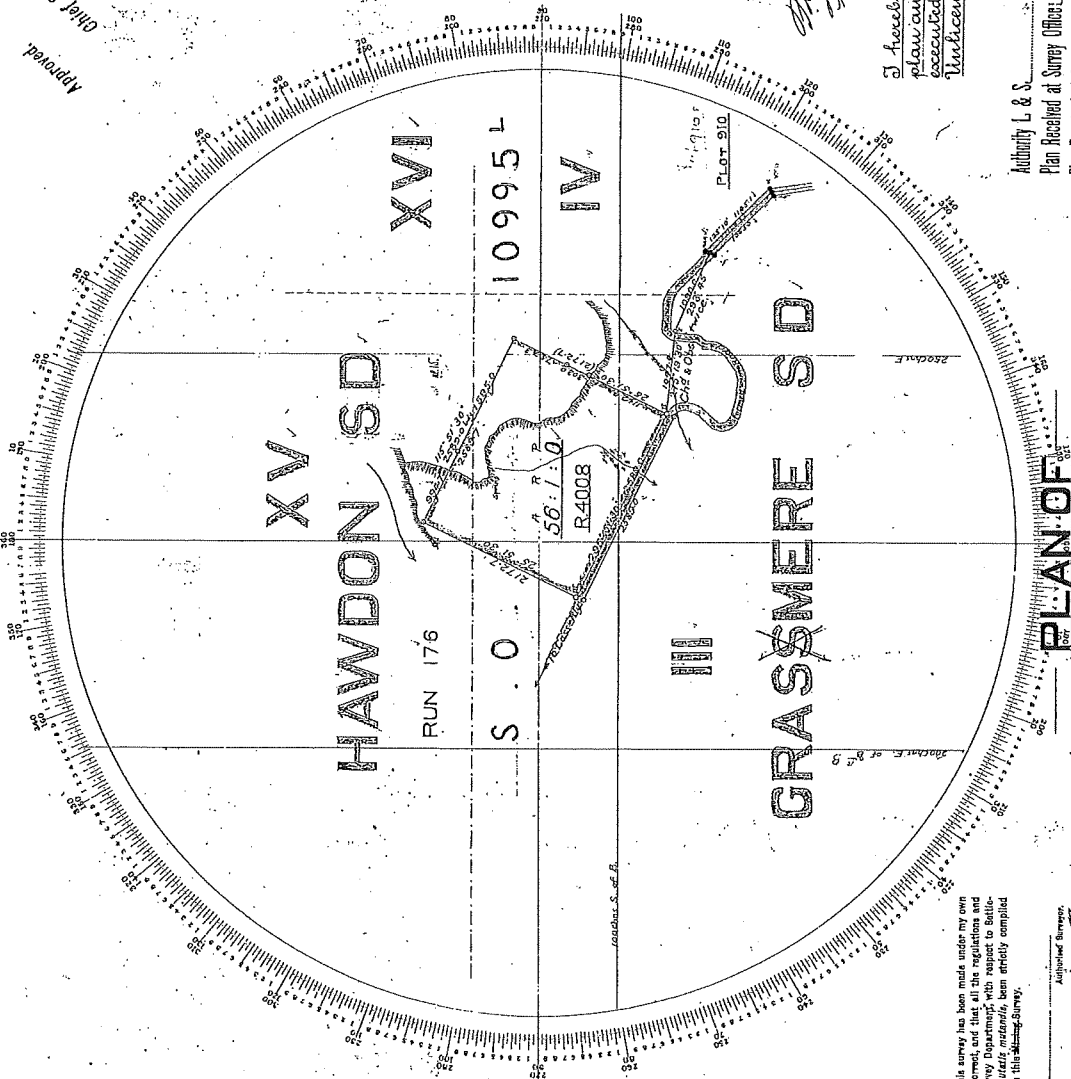
S.0.4847

4847

Pegs ☒ Marked.

1688
(Great Plot)

Approved
Chief Surveyor.



I hereby certify that this survey has been made under my own supervision, that the same is correct, and that all the regulations and instructions of the Survey Department have been strictly complied with in connection with this Mining Survey.

Adjutant Surveyor.

Forwarded to the Chief Surveyor, on the 12th day of October, 1917.

W. A. Sutton, 1917.

Correspondence
37-3

RECEIVED 12-19-1917
EXAMINED 24-11-1917
FIELD BOOK 621-14-15 in office
T.M. REEDY 15/11/17
REGISTERED 15/11/17

Cable Book 13, p. 39

Induced Ark
Recorder

Lands & Survey Dept. Applicant.
W. A. Sutton, United Surveyor.

Scale: 1 in. = 10 chains to an inch.

NOTE.—Measured lines to be drawn in red, calculated or scaled lines in blue, the figures also being red, black, and blue respectively. Once a red circle round each peg, a double red circle round each trig. station. All boundary lines must be set out, measured, observed, and calculations of chain measurement, as well as of all bearings, recorded in the field book, and the plan showing all natural features, and with, whether it duplicate existing plan of survey in detail, calculated on data authorized in regulation of, under "The Mining Act, 1900."

I hereby certify that both plan and field work were executed by W. A. Sutton, Unlicensed Assistant.
W. A. Sutton
12th Oct. 1917

Authority L & S.
Plan Received at Survey Office.
Plan Examined at Survey Office.

Field Book 681
Pages 14 & 15

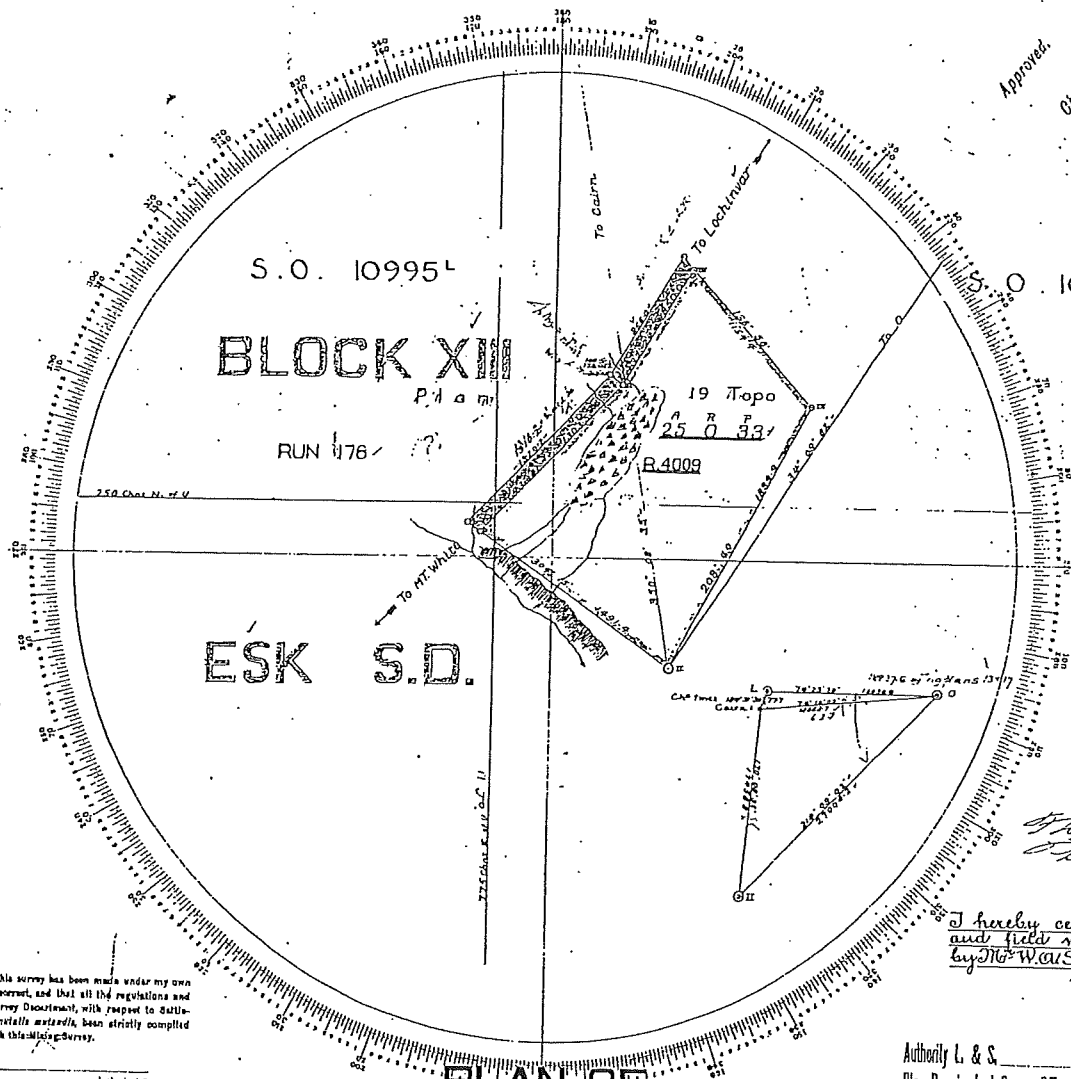
Approved
5449

NEW ZEALAND SURVEY DEPARTMENT.

Pegs Marked.

1690
(Small Plot)
Cape Plot

Approved,
Chief Surveyor.



I hereby certify that both plan and field work was executed by W.A. Sutton Under Assist.

Authority L. & S.
Plan Received at Survey Office:
Plan Examined at Survey Office:

Field Book 681 Page 13

PLAN OF RESERVE 4009 BLK XIII ESK

Lands & Survey Dept. Applicant.

W.A. Sutton Under Surveyor.

August, 1917.

Scale: 5' Chains to an Inch.

Indexed *SL*
Recorded *SL*

NOTE.—Measured lines to be drawn in red, calculated or scaled lines in black, observed bearings in blue, the figures also being red, black, and blue respectively. Draw a red circle round each peg, & details red circle round each trig. station. All boundary lines must be set, measured, observed, and bearings of chain boundaries, as well as of all lines, forwarded to the Chief Surveyor, together with plan showing all natural features, and with voucher in duplicate stating work of survey in detail, calculated on rules authorized in Regulation 37, under "The Mining Act, 1911."

Approved
W.A. Sutton
Chief Surveyor

5451

I hereby certify that this survey has been made under my own inspection, that it is correct, and that all the regulations and instructions of the Survey Department, with respect to settlement surveys, have, in all respects, been strictly complied with in connection with this Mining Survey.

Forwarded to the Chief Surveyor, at the
October, 1917

Correspondence 3723

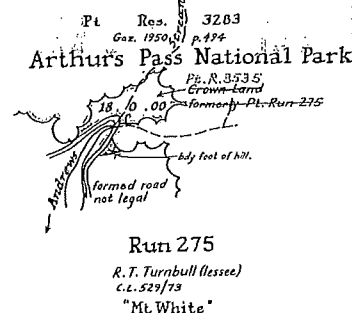
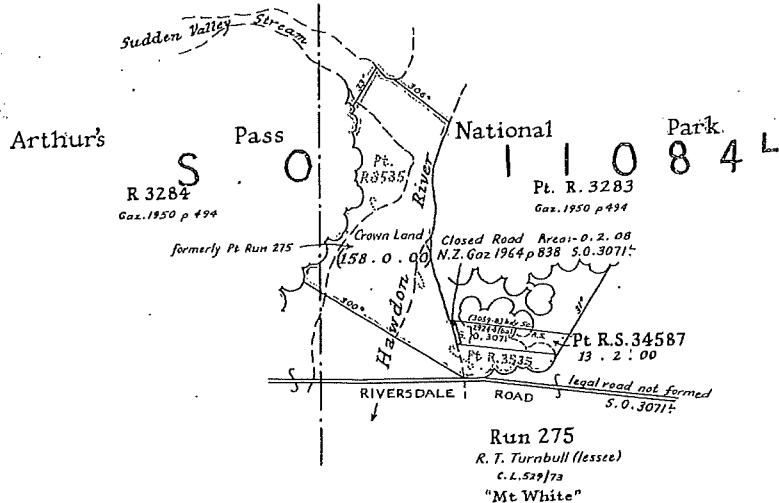
RECEIVED 15.10.1917
EXAMINED 2/11/1917
FIELD BOOK 681 p. 13 in office
TRAY. RECD 1/11/1917
REGISTERED 1/11/1917

Calc. Book 13, p. 40

INDEX	COLOUR	GAZETTES & PURPOSE		PROCS.
190. O. OB	edged red	Added to	Arthur, Post National	
		Mink 5.11	14x5 p 1459	

Tawera County
Canterbury Land District.

XII Bealey S. D.	IX Hawdon S. D.
------------------	-----------------



Note:- Boundaries of existing National Park shown coloured yellow.

Plan of
Areas to be added to Arthur's Pass National Park.
being

*Crown Land formerly Parts Run 275,
Pt R.S.34587 & closed road in N.Z.Gaz.1964 p838*

Total Area:- 190.008

Approved

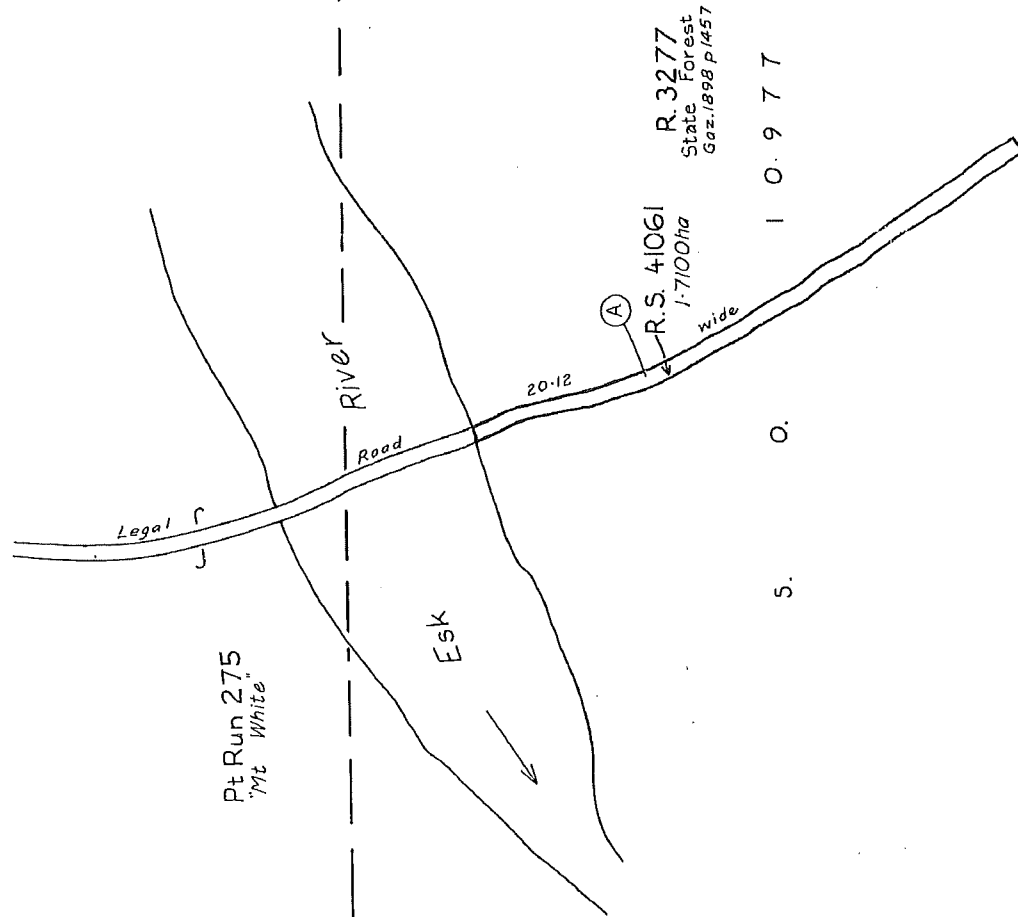
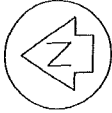
Chief Surveyor. 25/7/25

10485

Scale: ~20 chains to an inch

RECEIVED: E. J. Dickson 12. 4. 65
EXAMINED: E. J. Dickson 30. 4. 65.
FIELD-BOOK No. PAGE
TRAV. BEETHS: VOL , FOL
RECORDED
REGISTERED: 9/ Ant 3/5/65
FILE: 9/6/1 (see also APPH)
REF. PLANS: 9.0.3071 1 NZMS 1.559

Approved



Area Schedule
Road to be Resumed
Adjoining Area
R. 3277 1-7100 ha.

Note : Definition of Road is
from Topo 19p

Datum: Old Cadastral
Mt Pleasant Circuit Co-ordinates
Origin: Mt Pleasant 700000mN
300000mE

Total Area 1-7100 ha.

Comprised in

Registered Surveyor and holder of an annual practicing certificate
hereby certify that this plan has been made from surveys executed
by me or under my direction; that both plan and survey are correct
and have been made in accordance with the regulations under the
Surveyors Act 1966
Dated at this day
19 Signature

Field Book - p. - Traverse Book - p. -
Reference Plans Topo's 10p & 19p, S.O. 10977

Examined N.J. Smith. Correct

Approved as to Survey

30.5.78. Chief Surveyor

Deposited this day of 19

District Land Registrar

File 8/7/1
Received N.S. 28-4-79
Instructions

S014625

LOCAL AUTHORITY MALVERN COUNTY
COMPILED IN SURVEY OFFICE
Scale 1:5000 Date JULY 1977

ROAD

LAND DISTRICT CANTERBURY
SURVEY BLK. & DIST. X, XIV ESK
NZMS 177 SHEET NO. 560

105 DINA N 93

REMICROFILMED 15/3/79 REMICROFILMED 2/10/78

Printed by A. R. Shaw, Government Printer, Wellington, New Zealand.

Extract of CLR

10 FEB 1987

Description: Run 275 "Mt White"

Situated in: Katrine, Hawden and Esk Survey District

O. Plan: Local Authority: Malvern County Council Area: 18726.8 m²/ha

DETAILS OF LEASE OR LICENCE							
File	Selector	File	Date of Selection	Term Years / From	R.V. Price	A/Rent Instalment	Det. Exp.
	Mt White	P60	1.1.56	33 1 1.56		1460.00	3.12.88

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

Valuation Ref: 24270-117 C.L./C.T./Deeds Ref: 529/73

Name of Reserve/Locality: _____

Description: _____

Run 275 "Mt White"

Extracts of Allocation maps

No.	DESCRIPTION	AREA	DEEMED OWNER	CATEGORY	AGREEMENT OF COVENANT	CASE No.
1	Pt Reserve 386 (Pt Res 386 & Sec 15, Crown Scheme Plan 36A) BIK VI Bealey S.D	14805m ²	DOC	8	Reallocated to Dept of Lands Category 21 deletion	
2	Pt Reserve 386 (Sec 11 Crown Scheme Plan 36A) BIK VI Bealey S.D	389m ²	DOC	8	Reallocated to Dept of Lands Category 21 deletion	
3	See schedule for S.O. 17112 (Number 11)					
4	Pt Res 386 BIK VI Bealey S.D	9240m ²	DOC	8	Reallocated to Dept of Lands Category 21 deletion	
5	Waimahariri, Mingha, Edwards and Hutton River beds, Sudden Valley, Jordan and Bruce streambeds, Aroha and Harper Riverbeds (Recreation Permit only, part R230)			8		
6	FOR DETAILS SEE CATEGORY 18 SCHEDULES					
7	FOR DETAILS SEE CATEGORY 18 SCHEDULES					
8	FOR DETAILS SEE CATEGORY 18 SCHEDULES					
CATEGORIES CERTIFIED CORRECT						
1	NOT USED				CHIEF SURVEYOR	28-4-87
2	State Forest Land allocation approved by Special Ministerial Coordinating Committee on 26 November 1986;				7	Crown land and State Forest land allocation approved by the Special Ministerial Coordinating Committee on 11 March 1987.
3	Crown land allocation approved by the Special Ministerial Coordinating Committee on 3 December 1986;				8	Crown land subject to Sections 66A, 67, 68 and 165 Land Act 1948 and Unalienated Crown land not previously accounted for, approved in accordance with the Special Ministerial Coordinating Committee decision of 25 March 1987.

Parcel 5 Deleted.

-h.v. Lewis 7/4/83
Chief Surveyor

No.	DESCRIPTION	AREA	DEEMED OWNER	CATEGORY	AGREEMENT OF COVENANT	CASE No.
9	FOR DETAILS SEE CATEGORY 18 SCHEDULES					
10	FOR DETAILS SEE CATEGORY 18 SCHEDULES					
11	FOR DETAILS SEE CATEGORY 18 SCHEDULES					
12	Pt's R. 386 BIK's VI & X Bealey S.D. formerly Pts L.K33-17/20/21-10 and Pt. U. K33-10-10	Subject to Survey	DOC	21	Allocation added to refer file 6700-03 Vol. 2 fol. 61.	25/9/96
13	Pt R. 386 BIK VI Bealey S.D. formerly D.K33-1-10	Subject to survey	DOC	24	Land R/1 107 for P. item L.K33-24-10	
14	Pts Section 123 Arthurs Pass Township. Pt formerly L. K33-1B-10	3078m ²	DOC	26	Adm MCCA (89/11/27) 13	July 1989
15	Pt. R. 386 (Adjoining Secs. 31-38 Arthurs Pass Township)	—	DOC	37	Formerly L*K33*23*CO refer file 6700-01 fol. 67.	28.3.91
16	Pts R. 386 BIKs VI/1 Bealey S.D (2 parcels)	Subject to survey	DOC	37	Reallocation refer file 6700-03 Vol. 2 fol. 61.	25/9/96

CATEGORIES	CERTIFIED CORRECT	CHIEF SURVEYOR
1 NOT USED		
2 State Forest land allocation approved by Special Ministerial Coordinating Committee on 16 November 1986;	4 Crown land and State Forest land allocation approved by the Special Ministerial Coordinating Committee on 21 January 1987;	7 Crown land and State Forest land allocation approved by the Special Ministerial Coordinating Committee on 11 March 1987.
3 Crown land allocation approved by the Special Ministerial Coordinating Committee on 3 December 1986;	5 NOT USED	8 Crown land subject to Sections 66A, 67, 68 and 165 Land Act 1984 and Enalienated Crown land not previously accounted for, approved in accordance with the Special Ministerial Coordinating Committee decision of 25 March 1987.

DESCRIPTION

No.	DESCRIPTION	AREA	DEEMED OWNER	CATEG-ORY	AGREEMENT or COVENANT	CASE No
1	See schedule for S.O. 17112 (Number 11)					
2	Pt. R. 403 Blks XIV, XV Bealey S.D.	257.1847 ha.	DOC	8		
3	Crown Land & Pt. Wainakariri Riverbed adjoining S.H. 73 fronting Pt. Run 327 Blk XVI Bealey S.D.	subject to survey	"	8		
4	Pt. R. 394 Blk XIV Bealey S.D.	1.2671 ha	"	8		
5	Pt. R. 394 Blk XIV Bealey S.D.	subject to survey	"	8		
6	Pt. R. 394 Blk XV Bealey S.D.	23.0595 ha	"	8		
7	Pt. R. 3286 Blk XV Bealey S.D.	subject to survey	"	8		
8	Pt. R. 403 Blk III Oakden S.D.; Blk XV Wilberforce S.D.	205.5803 ha	"	8		
9	Crown Land (Lake Ida) Blk I Coleridge S.D.	subject to survey	"	8		
10	See schedule for S.O. 17121 (Number 1)					

CHIEF SURVEYOR 28.11.87

CATEGORIES

CERTIFIED CORRECT

1	NOT USED	4	Crown Land and State Forest land allocation approved by the Special Ministerial Coordinating Committee on 21 January 1987;	7	Crown Land and State Forest land allocation approved by the Special Ministerial Coordinating Committee on 11 March 1987.
2	State Forest land allocation approved by Special Ministerial Coordinating Committee on 26 November 1986;	5	NOT USED	8	Crown Land subject to Sections 6A, 67, 68 and 198 Land Act 1948 and Unalienated Crown Land not previously accounted for, approved in accordance with the Special Ministerial Coordinating Committee decision of 25 March 1987.
3	Crown Land allocation approved by the Special Ministerial Coordinating Committee on 3 December 1986;	6	State Forest land allocations approved by Cabinet following the Biskaley report on West Coast Forests.		

S.O. 17127
Sheet 1 of 3

NZMS 261

SCHEDULE PURSUANT TO SEC 62

Sheet 1-33

CONSERVATION ACT 1987

No.	DESCRIPTION	AREA	DEEMED OWNER	CATEG-ORY	AGREEMENT OF COVENANT	CASE No
1	RS 41249 Blks I II VI VII Murchison IX XIII XIV Katene III IV VII VIII Haddon I V Esk SD	14150.0000 ha	DOC	8		
2	RS 3275 3276 3277 3278 3279 3280. Pe R 3281 RS 41061 Blks I II IV V VI VII IX X XIV Esk SD - Blks VII VIII XI XII XV XVI Haddon SD	6786.4045 ha	DOC	7		
3	See schedule for SO 17135 Number 7					
4	RS 41260 Blks VI VII X XI Haddon SD	270.0000 ha	DOC	8		
5	RS 41261 Blks X XI XIV XV Haddon SD	1740.0000 ha	DOC	8		
6	RS 3267 3268 3269 & RS 41644 Blks XI XII XIV XV XVI Esk IX XIII Okaka II III IV Upper Ashley V Mt Thomas SD's	5370.1784 ha	DOC	7		
7	See schedule for SO 17128 Number 4					

CATEGORIES	CERTIFIED CORRECT	CHIEF SURVEYOR
1 NOT USED	28.4.87
2 State Forest land allocation approved by Special Ministerial Coordinating Committee on 26 November 1986;	4	7 Crown land and State Forest land allocation approved by the Special Ministerial Coordinating Committee on 21 January 1987;
3 Crown land allocation approved by the Special Ministerial Coordinating Committee on 3 December 1986;	5 NOT USED	8 Crown land subject to Sections 66A, 67, 68 and 165 land let accordance with the Special Ministerial Coordinating Committee decision of 23 March 1987.

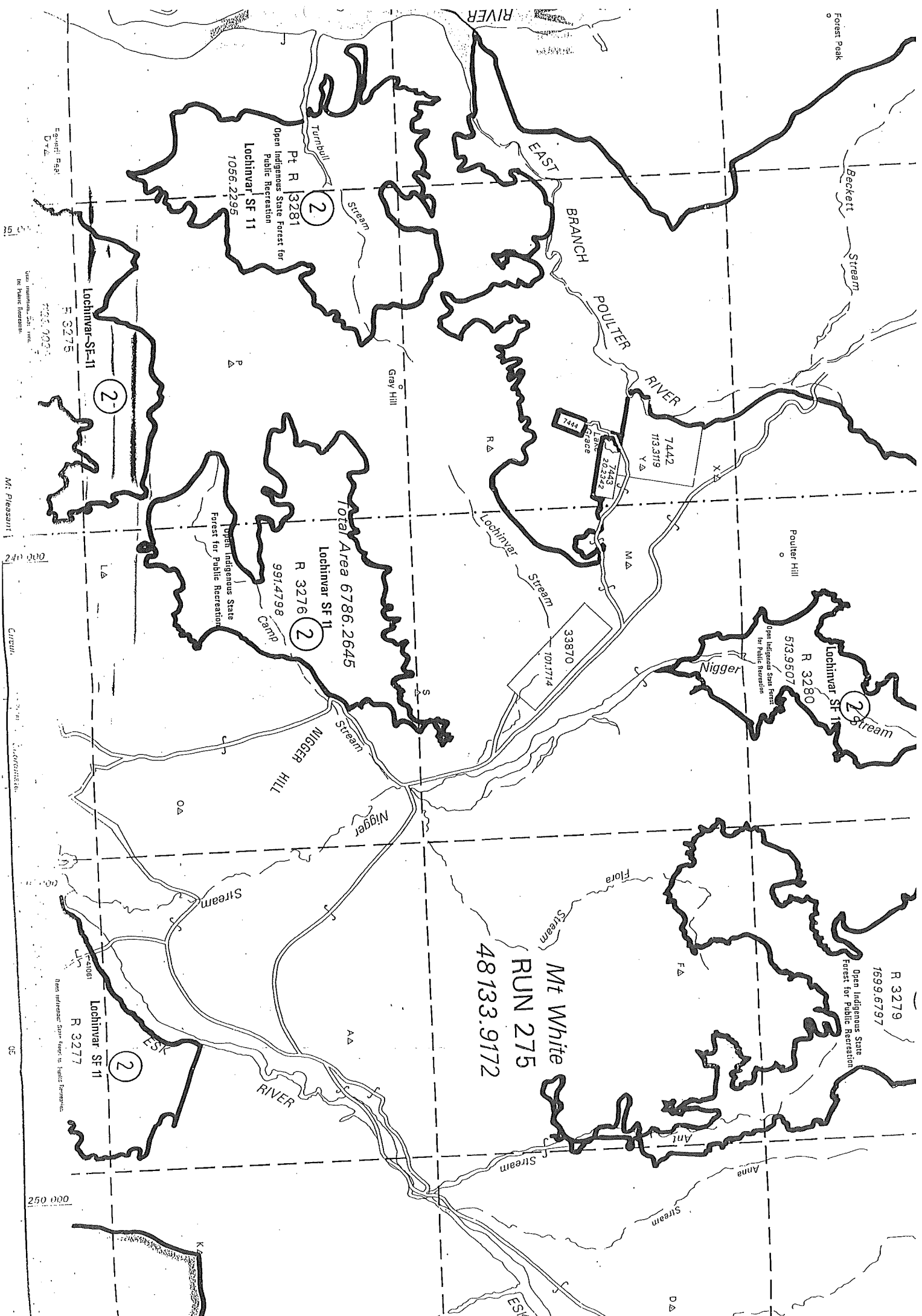
SCHEDULE PURSUANT-TO SEC 62

Sheet 2 of 2

Sheet 133

CONSERVATION ACT 1987

[illegible]



Mt White
RUN 275
48133.9172

Total Area 6786.2645
Lochinvar SF 11
R 3276
991.4798
Camp

Pt R 3281
Open Indigenous State Forest for
Public Recreation
Lochinvar SF 11
1056.2295

Poulter Hill
Open Indigenous State Forest
for Public Recreation
Lochinvar SF 11
R 3280
513.9507

R 3279
1699.6797
Open Indigenous State
Forest for Public Recreation

Lochinvar SF 11
R 3277
1056.2295

Lochinvar-SF-11
R 3275
1056.2295

Forest Peak
Beckett Stream

Gray Hill
Poulter River

Gray Hill
Poulter River

Nigger Hill
Nigger Stream

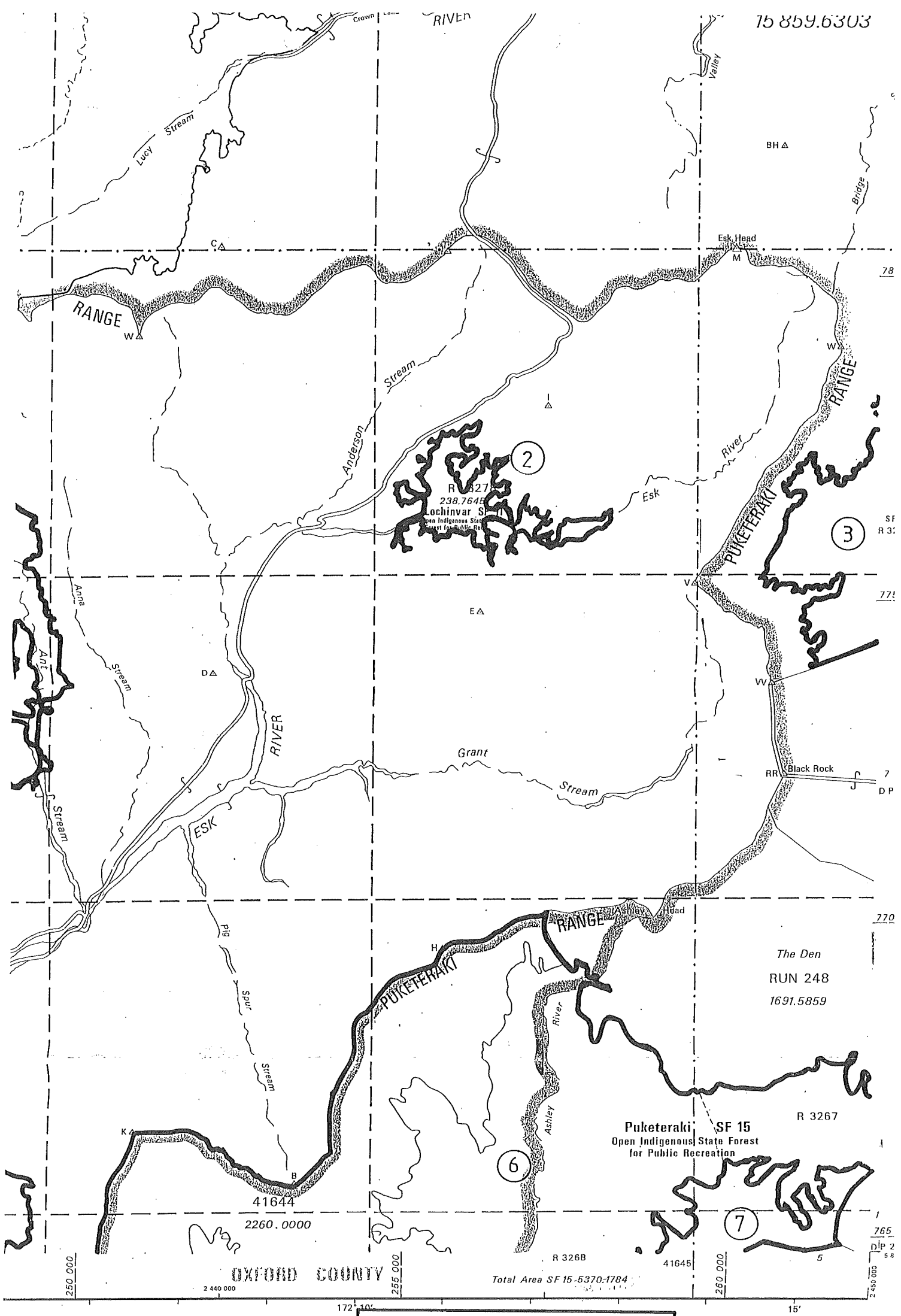
Nigger Hill
Nigger Stream

Flora Stream
ESK River

ESK River

ESK River

ESK River



S.O. 17128

NZMS 281

SCHEDULE PURSUANT TO EC 62

Sheet..... of 3

Sheet L 34

CONSERVATION ACT 1987

6 AMENDED

7/4/88

Chief Surveyor

No.	DESCRIPTION	AREA	DEEMED OWNER	CATEGORY	AGREEMENT or COVENANT	CASE No.
1	See Schedule SO 17127 Number 5					
2	See Schedule SO 17127 Number 2					
3	See Schedule SO 17127 Number 6					
4	RS 41645, BIK's XII XVI Esk IV Upper Ashley IK XIII Okuku SD	1200.0000 ha	DOC	3		
5	lots 1 + 2 DP 23987 BIK V Gressmore SD 41646	10.9426 ha	DOC	3		
6	RS 41646 BIKs XV XVI Esk IV Upper Ashley SD	130.0000 ha	DOC	3		
7	Pt Bed Whistler River adj Ruas 790 298 + sec 20 Lees Valley Settlement BIK VI VII XI Upper Ashley SD	875 ha (Subject to Survey)	DOC	3		
8	Pt Bed's Whistler + Ashley Rivers Adj Pt Ruas 300 BIKs XI XV Upper Ashley SD	470 ha (Subject to Survey)	DOC	3		
CATEGORIES						
1	NOT USED	CERTIFIED CORRECT <i>Gavin</i> CHIEF SURVEYOR 28-9-87				
2	State Forest land allocation approved by Special Ministerial Coordinating Committee on 26 November 1986;	4	Crown land and State Forest land allocation approved by Special Ministerial Coordinating Committee on 21 January 1987;	7	Crown land and State Forest land allocation approved by the Special Ministerial Coordinating Committee on 11 March 1987.	
3	Crown land allocation approved by the Special Ministerial Coordinating Committee on 3 December 1986;	5	NOT USED	8	Crown land subject to Sections 6A, 67, 68 and 165 Land Act 1948 and Unalienated Crown land not previously accounted for, approved in accordance with the Special Ministerial Coordinating Committee decision of 15 March 1987.	
6	State Forest land allocation approved by the Special Ministerial Coordinating Committee on 3 December 1986;	6	State Forest land allocations approved by Cabinet following the Shakerley Report on West Coast Forests.			

Sheet 2 of 3

Sheet L34 CONSERVATION ACT 1987

No.	DESCRIPTION	AREA	DEEMED OWNER	CATEG-ORY	AGREEMENT or COVENANT	CASE N
9	R's 3274 4619 4699 3957 R R 3547 Biks VII XII XVI Grassmere V IX X XIII XIV Upper Ashby W Kew i H III V Oxford SD	174.9 652.4 DOC		7		
10	R's 3290 3291 3292 Biks XIV XV Grassmere II Kew SD	160.6810		7		
	R.S. 41336, 41337 A P.E. Site R's 3290 R's 40947 Lots 2 & 3 DP 42562 Lot 9 DP 42565 Lot 10 DP 42566 Lot 11 DP 42567 Biks XV XVI Grassmere II III IV VI VII Kew SD	324.4118				
11	CL edy Patterson Stream = P's RS 37084 Bik IV Kew SD	3.2 ha (54.16 Survey)		3		
13	RS 37961 Bik II Oxford SD	37 6003		3		
14	See Schedule SO 17136 Number 27					
15	See Category 13 schedule for details					
CATEGORIES CERTIFIED CORRECT <i>Pawilson</i> CHIEF SURVEYOR 28.4.87						
1 NOT USED						
2	State Forest Land allocation approved by Special Ministerial Coordinating Committee on 16 November 1986;					
3	Crown land allocation approved by the Special Ministerial Coordinating Committee on 3 December 1986;					
4	Crown land and State Forest land allocation approved by the Special Ministerial Coordinating Committee on 21 January 1987;					
5	NOT USED					
6	State Forest land allocations approved by Cabinet following the Blackley report on West Coast Forests.					
7	Crown land and State Forest land allocation approved by the Special Ministerial Coordinating Committee on 11 March 1987.					
8	Crown land subject to Sections 68A, 67, 66 and 155 Land Act 1948 and Unalienated Crown land not previously assumed for, approved in accordance with the Special Ministerial Coordinating Committee decision of 25 March 1987.					

DESCRIPTION OF PARCEL 13

AMENDED

P. J. Kew

CHIEF SURVEYOR 7/4/88

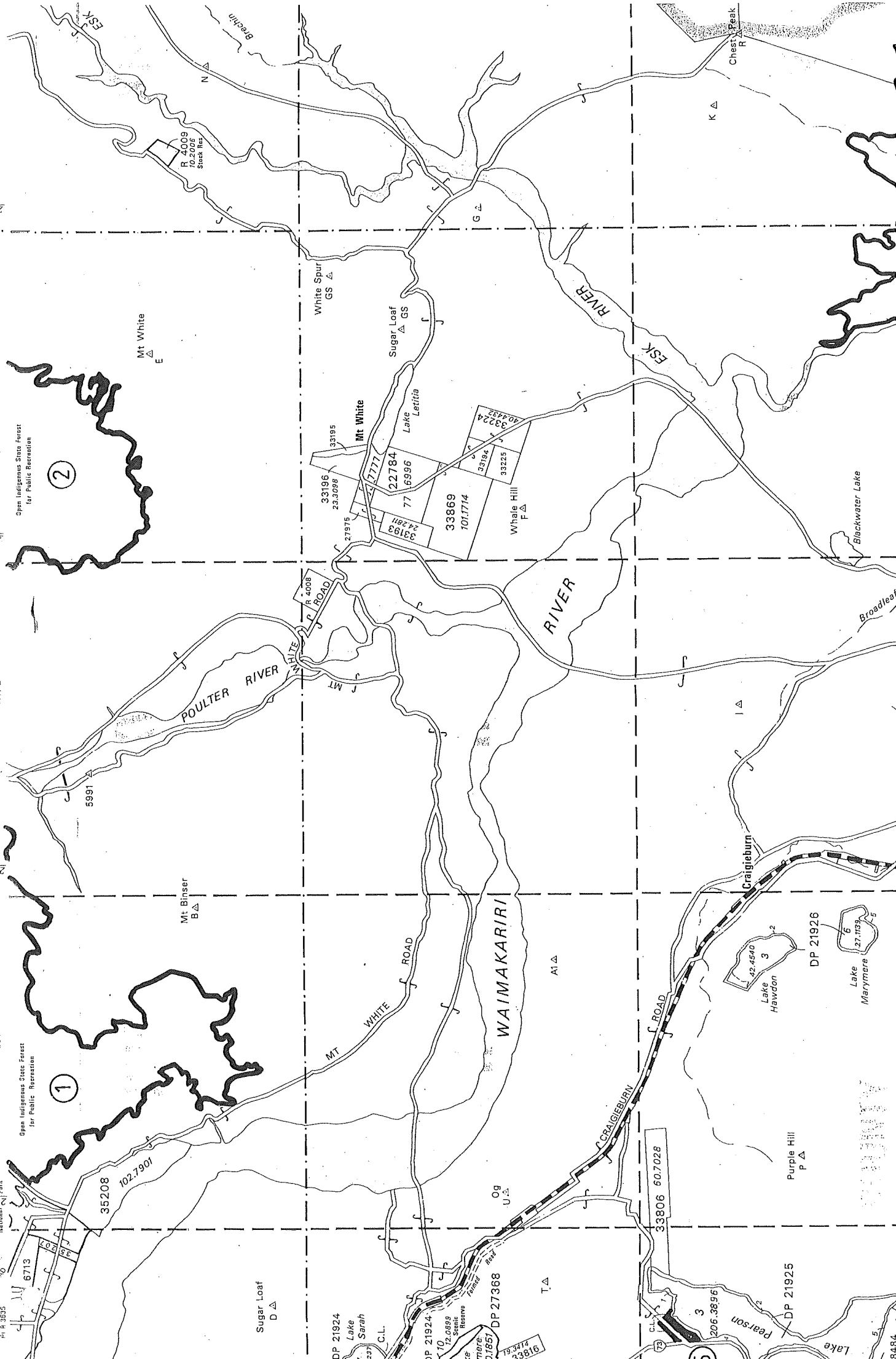
PARCEL 9 DELETED

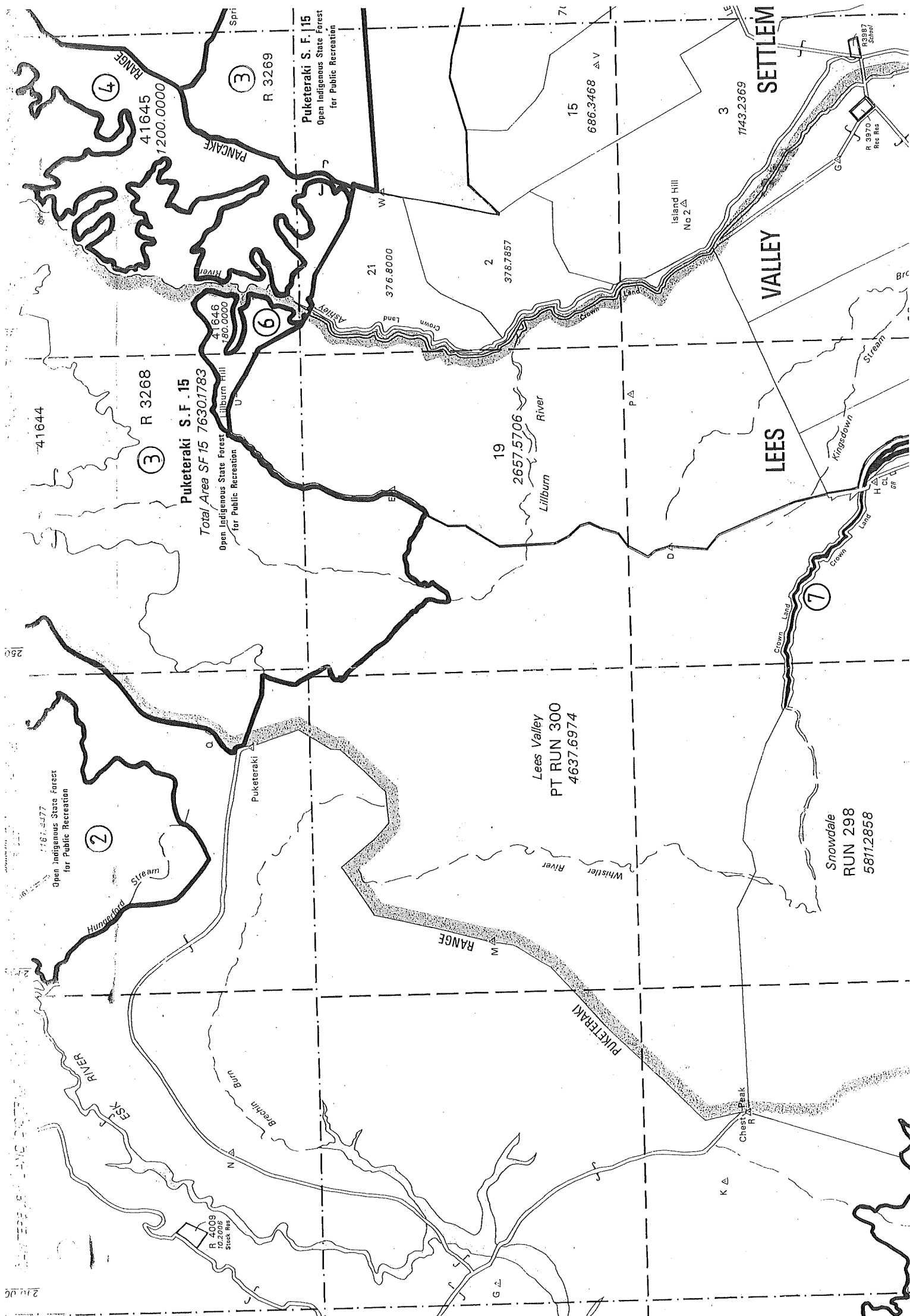
Pawilson

CHIEF SURVEYOR 21/5/87

[illegible]

CATEGORIES		CERTIFIED CORRECT	CHIEF SURVEYOR
1	NOT USED		
2	State Forest land allocation approved by Special Ministerial Coordinating Committee on 16 November 1986;		
3	Crown land allocation approved by the Special Ministerial Coordinating Committee on 3 December 1986;		
4	Crown land and State Forest land allocation approved by the Special Ministerial Coordinating Committee on 21 January 1987;		7 Crown land and State Forest land allocation approved by the Special Ministerial Coordinating Committee on 11 March 1987.
5	NOT USED		8 Crown land subject to Sections 66A, 67, 68 and 185 Land Act 1948 and Enclosed Crown land not previously accounted for, approved in accordance with the Special Ministerial Coordinating Committee decision of 25 March 1987.
6	State Forest land allocation approved by Cabinet following the Blakeley report on West Coast Forests.		





DOC Consultation



Department of Conservation
Te Papa Atawhai

Our ref: PAR 019, PTR 015 PTR 050, PTR 060

14 February 2002

Don McGregor
McGregor Property Services
6 Cumberland Place
Kaiapoi

Dear Don

PASTORAL LEASE STATUS CHECK - POPLARS, MT OLYMPUS, AND MT WHITE

I refer to your letter of 2 February 2002.

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

POPLARS

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

- L32/501 - Lake Sumner Conservation Park - Administered under Section 61 of the Conservation Act 1987.
- M32/014 - Lower Doubtful and Boyle River Conservation Area - Held pursuant to Section 62 of the Conservation Act 1987 (deemed to be Stewardship Area).
- M32/2 - Nina & Doubtful Conservation Area - Held pursuant to Section 62 of the Conservation Act 1987 (deemed to be Stewardship Area).
- M31/1 - Lewis Pass Scenic Reserve - Held under Section 19 of the Reserves Act 1977.

There are certain to be concessions in place for all or some of the lands listed above, but as they are all outside the boundary of the Poplars Pastoral Lease, I have not made any further enquiries.

MT OLYMPUS

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

- K34/2 - Craigieburn Conservation Park - Administered under Section 61 of the Conservation Act 1987.
- K34/1 - Castle Hill Retirement Area - This is land currently under the control of Land Information New Zealand, where it is proposed to pass control to the Department of Conservation (Incomplete Pastoral Surrender). As the land is not subject to the Conservation Act 1987 or Reserves Act 1977 no concessions will have been granted over it.
- K35/10 - Porter Heights Conservation Area - Held pursuant to Section 62 of the Conservation Act 1987 (deemed to be Stewardship Area).

MT WHITE

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

K33/5 – Arthurs Pass National Park. Administered under the National Parks Act.

L33/8 – Lochinvar Forest. Held pursuant to Section 62 of the Conservation Act 1987 (deemed to be Stewardship Area).

K33/512 – Hawdon Flats. Government Purpose Reserve administered under the Reserves Act 1977.

K33/514 – Hawdon River Land (former Road Reserves). Held pursuant to Section 62 of the Conservation Act 1987 (deemed to be Stewardship Area).

K34/17 – Corner Knob & Goldney Hill. Government Purpose Reserve administered under the Reserves Act 1977.

L34/29 – Oxford Conservation Area. Held pursuant to Section 62 of the Conservation Act 1987 (deemed to be Stewardship Area).

L33/9 – Puketeraki Forest. Held pursuant to Section 62 of the Conservation Act 1987 (deemed to be Stewardship Area).

L33/23 – The Den Retirement Area. Held pursuant to Section 62 of the Conservation Act 1987 (deemed to be Stewardship Area). Presumably this is an area surrendered from The Den Pastoral Lease some time ago.

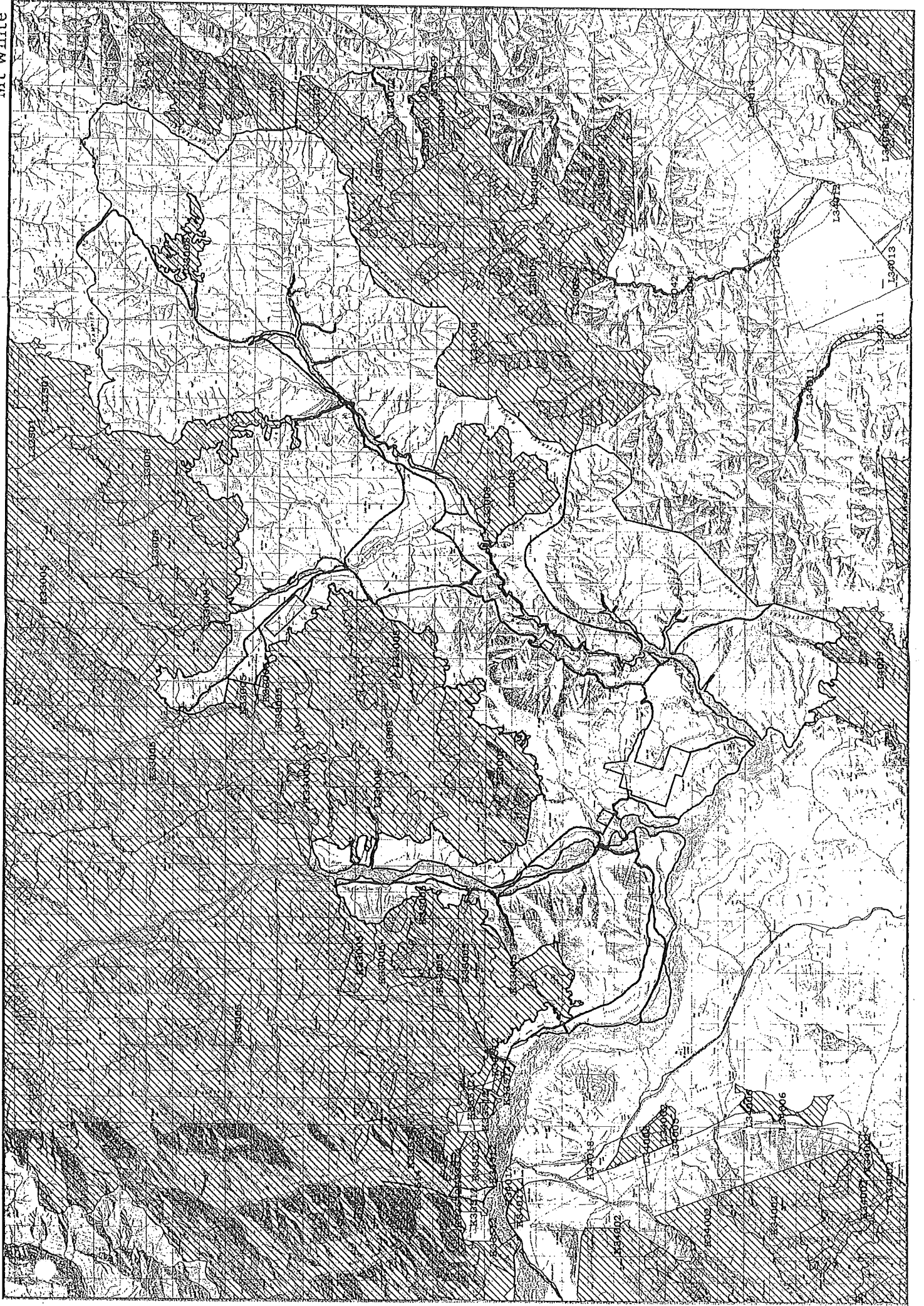
By now you will be well aware of the questions surrounding marginal strips on Pastoral Leases, and the complexities involved in identifying them. The only marginal strips it is practical for me to identify are those shown on the Department of Conservation's allocation records. If there are none shown,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

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

Yours faithfully



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



Information supporting Mineral investigation

Mt WHITE PASTORAL LEASE

1) PASTORAL LEASE INDEX

Run 176 (now Run 275) – Tawera County - Area 36630 acres (held in PRL's 383, 454 and 563).

Issued to lessee : D.C and R.C. Turnbull.

Area	36,630 acres
Area Added - Pt Run 175	<u>14,550</u> acres
	51,180 acres
Area Added – Pt Run 177	<u>65,360</u> acres
	116,540 acres
Area Added – Pt Run 177	1,800 acres
	118,340 acres
Area Surrendered	176 acres
	118,164 acres
Area Added – Pt RS 34587	11 acres 2r
	118,175 acres 2r

Remarks

*Run 176, 177 and Part Run 275 and 1800 acres of Crown Land now amalgamated as Run 275 (118340 acres).

PR 383 – issued under Section 27 of the Land Laws Amendment Act 1914

Part Run 176 and Pt Run 177 -38510 acres

Lessees: J.F. Studholme and W.K. Mc Alpine

2 yrs from 1/3/ 1923

PR 454

Part Run 176 and Pt Run 177 -38510 acres

35 years from 1 March 1924. Surrendered 28/02/1949.

PR 563

Part Run 176 and Pt Run 175 and 177 – 56400 acres

Lessees – DC and RC Turnbull

Term 21 years from 1 March 1949 at AR of \$1200

Certificate of Alteration 323878 incorporated Pt Run 177 (63490 acres)

PL 529/73 issued.

Always UCL apart from Pt RS 34587 acquired by HMQ in 1962.

2) PASTORAL SURVEY INDEX

Run 282

SO's 5450, 7006, 10485, 10866, 10977, 10995, 11779,
11084, 18181, 18182 – Current to 1987



D. McGregor
Accredited Supplier
15/05/2002

LAND SETTLEMENT COMMISSION
APPLICATION FOR PASTORAL LEASE

FILES: H.O. 8/6/37
D.O. P.R. 563

CASE No. 4681 CANTERBURY LAND DISTRICT.

DESCRIPTION
OF PROPERTY:

Run 176 and Part Runs 175, 177, Tawera County.
Area: 119,890 acres.

LICENSEES:

David Clarkson TURNBULL (Dec'd) and Richard Thomas TURNBULL
(Transmission of D.C. Turnbull's interest to R.T. Turnbull to be registered).

LOCATION:

Situated 80 miles N.W. of Christchurch.

PARTICULARS
OF LICENCE:

Tenure: Pastoral Licence
Term: 21 years from 1.3.49
Expires: 28.2.70
Annual Rent: £650

Part Run 175 "Riversdale" of 21,998 acres was acquired by D.C. Turnbull on 19.3.1924, consideration £500. Run 176 and Part Run 177 "Mount White" of 38,510 acres acquired by R.T. Turnbull on 19.3.24, consideration £500.

Transfers to the licensees as tenants in common were registered in 1948 so that one new licence could be issued over the whole area, following revaluation.

Part Run 177 "Lochinvar" of 63,490 acres incorporated in licence as from 1.6.50.

CROWN IMPROVEMENTS: Nil.

PASTORAL LANDS
OFFICER'S REPORT:

Early in 1949, Mt. White and Riversdale were amalgamated and the licensees granted a licence for 21 years, (Section 277 of the Land Act 1924) at a rental of £600, with a stock limitation of 10,000 sheep.

At that time, the licensees refused to have anything to do with "Lochinvar" which had been worked in conjunction with Mt. White for many years. Fortunately after some negotiation in 1950 the three runs were amalgamated, the rental increased to £650 and the stock limitation raised to 11,000.

Last year the licensees made application for their stock limitation to be increased. A tentative figure of 12,000 sheep was fixed, with an understanding that the position would be reviewed again this year.

Since Mr Newton took over the management of Mt White, a priority job has been the repair of fencing, a large proportion of which was in a poor state and not stock proof. Today it is possible to make full use of the summer country at the right time of year and preserve the winter country. This applies especially to Nigger Hill and Station Hill which were showing signs of overstocking.

The Pastoral Lands Officer has always been of the opinion that insufficient consideration has been given to the value of Lochinvar to the balance of Mt. White Station. When the stock limitation was increased by 1000 sheep, it did not represent the true value of the additional 63,490 acres to the station.

ACCESS:

By main West Coast Highway to Cass across the Waimakariri River by Bridge and 17 miles by station road, which is at present in reasonably good condition.

PESTS:

Rabbits, under control; some deer, which are kept under control by shooters employed by the Internal Affairs Department.

OTHER LAND:

850 acres freehold on Mt. White
850 acres " " Riversdale

These areas have been taken into account when fixing a rental for the Pastoral Lease.

CARRYING
CAPACITY:

Estimated reasonable stocking for Run on which rental assessed:

4500 Breeding ewes
1000 Maiden ewes
2500 H.S. Hoggets
1000 2th Wethers
3500 Wethers

12500 = 9250 Ewe equivalents

300 cattle.

The Pastoral Lands Officer recommends a rental of £730 p.a.

GOVERNMENT
VALUATION
31.1.51:

Improvements £3020

Unimproved £15140

BOUNDARY
ADJUSTMENT:

Pastoral Lands Officer recommends two adjustments as follows:-

- (1) Portion of Run 175 of 3350 acres to be included in Arthur Pass National Park. The new boundary will be along Mt. Brown Creek from Brown Hill to the junction of the Poulter River and thence north to the existing Park boundary.
- (2) Run 177 - The new boundary will be along the tributary of the East branch of the Poulter River, thence the watershed north of Nigger and Ant Streams and still on the watershed to "The Candlesticks", thence south east along the county boundary.

It is possible that, at times, some cattle may drift up the Poulter River past the proposed boundary, but no more than has happened in the past.

CHANGE OF TENURE:

Licensee has applied to surrender his licence and take a Pastoral Lease. The proposal has been discussed with the Pastoral Lands Officer who supports it.

COMMISSIONER OF
CROWN LANDS
COMMENTS:

Agrees with the Pastoral Lands Officer's recommendations.

RECOMMENDATION:

- (1) That the surrender of P.R. 563 be accepted as at 31.12.55.
- (2) That the Land Settlement Board determine:-
 - (a) That, pursuant to Section 125 (3) Land Act 1948, 118,340 acres be held on Pastoral Lease.
 - (b) That allotment in terms of Section 54 (1) (d) and (f) Land Act 1948 be approved as follows:
That Run 176 and Pt. Runs 175 and 177 go to Richard Thomas Turnbull at an annual rental of £730 based on 12,500 sheep and 300 cattle.

Pursuant to Section 66 (2) of the Land Act 1948, that the maximum carrying capacity of the Pastoral Lease to be issued to R.T. Turnbull be fixed at 12,500 sheep and 300 cattle, plus 10%, the number of stock to be carried not to be increased without the prior written consent of the Commissioner of Crown Lands.

DECISION:

The Land Settlement Board on

6.7.55

resolved:-

Information supporting Notes to Report

NEW ZEALAND

CANCELLED
(CERTIFICATE OF TITLE)

CANCELLED

(C)

V663. 10.0
T. 25082



Register Book,

Fol. 123 Folio. 112

123/112

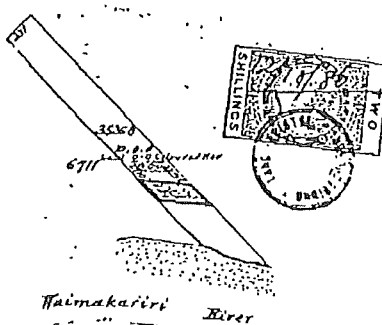
Thomas Williams Bruce and Donald Williamson Irvine of one
Lynn Sheepfarmers are now seized of an estate in fee simple subject nevertheless
to such incumbrances claims and interests as are not filled by memorial underwritten
registered hereon. These pieces of land situated in Block IX and XIII of the
Hawdon and Block XII of the Block of land of the District containing together 1100
7000 2000 of the above. Being given in the Hawdon and being Rural Section 34567
34567 35366 and 35369 delineated in the map of the said district as to be provided in
the office of the Chief Surveyor originally acquired from the Crown by the New Zealand Loan and
Merchandise Agency Company Limited as to Section 34567 and by the King, James Bruce as to
Sections 35366 and 35369 under the provisions of the Land Act 1877 as to the portion of the said estate
and the Great Trees Planting Encouragement Act 1871 as to the remainder.

My Will that I have hereunto signed my name and affixed my seal
this thirtieth day of July One thousand eight hundred and
eighty eight

Witness in the presence of
W. H. Mather
The 30th day of July - 1888
BLOCK XVI BEALEY DIST

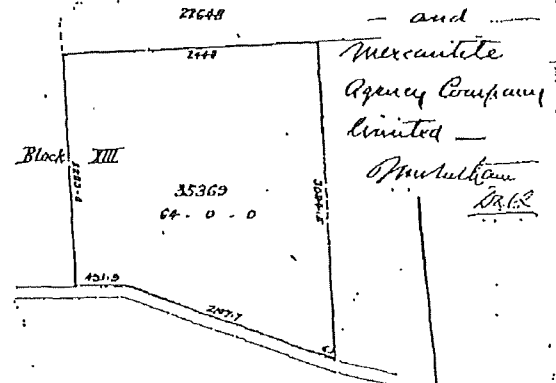
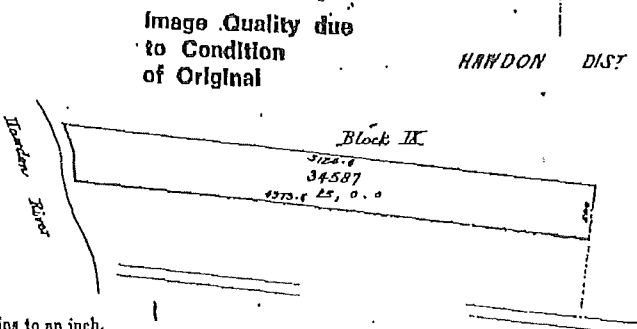


W. H. Mather
District and Registrar
of the District of Bealey



Notogain 35366 produced 24 March 1888 at 12.30 p.m.
1885 at 12.30 p.m. 17th March 1885 and
for all Williams Bruce and
Donald Williamson Irvine to the New Zealand Loan
and Merchandise Agency Company Limited
W. H. Mather L.R.

Transfer 28983 produced 24 March 1888 at 12.30 p.m.
Thomas Williams Bruce and Donald
Williamson Irvine to The New Zealand Loan
and Merchandise Agency Company Limited



Scale, 1/2 chains to an inch.
Surveyed by T. K. Brodick
Chief Surveyor: J. H. Baker
Draughtsman: J. Mather
1888

over

123/112

Transfer 41297 produced 16 August 1895
at 3 PM. The New Zealand Loan and
Mercantile Agency Company Limited to
The New Zealand Loan and Mercantile
Agency Company Limited. *Richard S.R.*

Transfer 59397 produced 16 April 1903 at 2.5 pm
The New Zealand Loan and Mercantile Agency
Company Limited to Frederick James Savill
of Hororata sheepfarmer. *Richard S.R.*

Mortgage 50964 produced 16 April 1903 at 2.5
pm Frederick James Savill to Dalgety and
Company Limited. *Richard S.R.*

Mortgage 5198 produced 2 May 1905 at 2.5 pm.
DISCHARGED
Frederick James Savill to Walter Savill.
Richard S.R.

Mortgage 7063 produced 30 December 1909 at 2.59
pm Frederick James Savill to Dalgety and Company Limited.
Richard S.R.

Transfer 85437 produced 15 April 1911 at 3.4 pm
Frederick James Savill to Joseph Francis
Stadholme of Ewanui Wellington and
Walter Kenneth McAlpine of Coldstream
sheepfarmers as tenants in common. *Richard S.R.*

Mortgage 76057 produced 15 April 1911 at 3.16
pm Joseph Francis Stadholme and Walter
Kenneth McAlpine to Frederick James
Savill. *Richard S.R.*

Proclamation 308 taking part of
within land for Railway purposes
entered 11 March 1911 at 11.50 am.
Richard S.R.

Transfer 70771 produced 14 April 1924 at 11.50
am Joseph Francis Stadholme and Walter
Kenneth McAlpine to David Clarkson
Turnbull, merchant, and Richard Thomas
Turnbull, sheepfarmer, both of Ewanui as
tenants in common (balau). *Richard S.R.*

306150 - Issuance of the interest in the above named
David Clarkson Turnbull to the above named Richard
Thomas Turnbull and William David Campbell of Ewanui
as Executors entered 6 March 1923 at 2.55 pm.
Richard S.R.

306100 Transmission of the interest of David
Clarkson Turnbull to Richard Thomas
Turnbull of Christchurch Company Director and
William David Campbell of Ewanui Solicitor
as Executors entered 6 March 1923 at 2.55 pm.
Richard S.R.

444567 Transmission of the joint interest of
Richard Thomas Turnbull and William
David Campbell to the said Richard
Thomas Turnbull entered 1 September
1955 at 10.45 am. *Richard S.R.*

444568 Transfer of his interest acquired by
Transmission 444567 Richard Thomas Turnbull
to Robert Robert Turnbull of Ewanui Company
Manager and the said Richard Thomas Turnbull
produced 1 September 1955 at 10.45 pm.
Richard S.R.

123/112
Transfer 680106, The above proprietors to Her
Majesty the Queen, produced 3.7.1962 at 10.45 am.
Richard S.R.

Cancelled as to the land in Transfer 123/112

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.

Richard S.R.

Transmission 775747/1 to Rita Irene Turnbull
of Christchurch, Widow as Administrator
- 22.11.1988 at 9.22am

OCT 775747/3 - Cancelled and CT 31F/860
22.11.1988. issued *Richard S.R.*

entered in error of. *Richard S.R.*
CANCELLED DUPLICATE DESTROYED

Transmission 775747/1 to Pamela Margaret
McFadden of Ealing, Married Woman and John
Neville McFadden of Ealing, Farmer as
Executors - 22.11.1988 at 9.22am

OCT 775747/2 - Cancelled and CT 31F/860
22.11.1988 issued *Richard S.R.*

CANCELLED DUPLICATE DESTROYED

123/112

CANCELLED

580105

No.

Correct for the purposes of the Land Transfer Act.

TRANSFER of LAND

situated in Hawdon Survey District

RICHARD THOMAS TURNBULL and
 RUSSELL ROBERTS TURNBULL
 Transferors

HER MAJESTY THE QUEEN
 Transferee.

Particulars entered in the Register-book,
 Vol. 123, folio 112.

the 2nd day of JULY 1962
 at 10.14 o'clock. am.

19



Robinson
 District
 Assistant Land Registrar.

of the District of CANTERBURY

Order in Council 663348 declaring the
 balance of the within land (13-2-00) etc.
 to be added to the Antares Pass National Park
 and hereafter be administered and dealt
 with by the Antares Pass National Park Board
 16/9/1962 at 1.52pm

Robinson
 ALP

LAND & DEEDS	
Natural	1.
Form	C.L.
42 JUL 1962	
Time	10.14 am
Fee	no fee
Abstract No. 3627	

L. and D. 81

New Zealand

(B)

MEMORANDUM OF TRANSFER

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

(1) Nature of estate or interest sold, "in fee simple", "of Leasehold", etc.

(1) District, e.g., County (or City, etc.) of _____

(1) Here state area.

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

(1) WE, RICHARD THOMAS TURBULL of Timaru, sheepfarmer, as to one half undivided moiety or interest in common with the said RICHARD THOMAS TURBULL and RUSSELL ROBERTS TURBULL of Timaru, company manager, as joint tenants of the other one half undivided , being registered as the proprietors of an estate⁽²⁾ moiety or interest in fee simple

subject, however, to such encumbrances, liens, and interests as are notified by memoranda

written or endorsed hereon, in all that piece of land situate in the⁽³⁾ Hawdon Survey District

of

containing⁽⁴⁾ 25 acres .

be the same a little more or less,⁽⁵⁾ being Rural Section 34507 Block IX and being part of the land in certificate of title Volume 123 folio 112

pt. within land (11-2-00) now Part
Run 275 - Govt. of A.C. 612769.

Balance (13-2-00) added to
Arthur's Pass National Park
by O.I.C. 663348.

IN CONSIDERATION of the sum of ONE SHILLING (1/-)

(*) Name, address
and occupation of
Transferor.

paid to us by(*)

Her Majesty the Queen

the receipt of which sum is hereby acknowledged

DO HEREBY TRANSFER to ~~the said~~ Her Majesty the Queen

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

all our estate and interest in the said piece of land(*)
as Crown land under the Land Act 1945

In witness whereof we have hereunto subscribed our names
this *twenty-seventh* day of *June* 19*62*

Signed on the day above named by the
said RICHARD THOMAS
TURNBULL

in the presence of--

*Almoner
Lords Office Clerk
Church*

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

(*) SIGNED by the above-named RUSSELL
ROBERTS TURNBULL in the presence of: }

Russell
J.P.
Public Accountant

Information Supporting Notes to Report

LAND STATUS REPORT – MT WHITE

Further 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 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.

The nub of the issue is that while the certified report is correct as to the land in the lease it is not correct that it reflects that the land in appellation Reserve 3535 is Reserve for National Park. Consequently I have resubmitted a fresh Land Status Report for Mt White excluding the Reserve area.



Don McGregor
Accredited Supplier

August 24. 1900.

The Surveyor General.

W e l l i n g t o n .

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. 3284/5, and parts of Reserves Nos. 3281, 3282, 3283, 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 Pectman
Commissioner of Crown Lands.

Enclosures.

Mr. Shanks
do have copy of litho showing proposed

*Temporarily reserved by H.P. 1026 - 9/5/01
Permanently 927-2034 - 24/10-01*

CONFIDENTIAL COPY PROVIDED TO
LINZ (CROWN PROPERTY MANAGEMENT)
CONTRACTOR FOR PURPOSES ASSOCIATED

August 24. 1900.

WITH CONTRACT 50172 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.

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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. 3254/5, 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 Westmacott
Commissioner of Crown Lands.

Enclosures.

Mr. Shanks
do. Copy of litho showing proposed

*Temporarily reserved by H.G. 1026 - 9/5/01
924-2034 - 24/10-01
Bromcombe*

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, Ueher 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 2 0	Recreation ..	"	" "
" ..	Whangape S.D. ..	63	II.	12 3 0	Agricultural and Pastoral Society's show-ground	"	" "
" ..	Karangahape Parish	Ptns. of 66 & 20	..	91 0 0	Water-supply for City of Auckland	"	" "
" ..	Mahurangi Parish ..	82a	..	27 0 0	Recreation ..	"	" "
" ..	Whakatane 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. ..	11	VIII.	89 0 0	Forest and scenery preservation	"	" "
" ..	" ..	4	VII.	62 0 0	Ditto ..	"	" "
" ..	Mangaone S.D. (Paa 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 20	" ..	"	" "
" ..	" ..	16	..	0 1 24	" ..	"	" "
" ..	" ..	4	XI.	0 3 11	" ..	"	" "
" ..	" ..	17	VII.	16 0 0	Recreation ..	"	" "
" ..	" ..	12	..	7 2 0	Public cemetery ..	"	" "
" ..	" ..	9	XI.	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 ..	Otira S.D. ..	347	X.	17,000 0 0	National park ..	2 May	No. 46, 9 May. 1026
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 atheneum	"	" "

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.

ALTERATION TO BE NOTED

FILE: PR
563
237

Lease/Licence No. _____ C.T. _____

Lessee/Licensee: _____

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

Area: 119890 acs.

Rating Authorities: TAWERA COUNTY COUNCIL

Full Details of Alteration.	Reason and Authority for Alteration.
Pastoral Run 275 (118340 acs) formerly Run 176, Pt Runs 175, 177 and Crown Land adjoining 1800 acs)	Issue of new Pastoral Lease
Pt. Run 175 (3350 acs) Hawdon SD	To be added to National Park
Issue of new lease will put DLR's Records correct	

Prepared by: [Signature]

Checked by: _____

Date: 10th June 55

Date: _____

[Signature] Details of Action. R. G. Gading (Records & Maps)

ACTION REQUIRED:

LEASES:

G.I3 / / .
A/Book / / .
Expiry Book / / .

ACCOUNTS:

Ledgers: / / .
C/Register / / .
Index: / / .
A/c's Check: / / .

TITLES:

Documents: / / .
C/T: / / .
Insurance: / / .

RECORDS:

File / / .
Index / / .

ACTION CHECKED / / .

618523

CHANGE OF APPELLATION.
Particulars entered in Register-book

Vol. 502 folio 899.7; 529/73.

and on P. 615983, 549838, 616342, 618983
- 61068

the day of February 1964 at 9.1 a



Land Registrar,
CANTERBURY, N.Z.



MWO_0021067

LAND & DEEDS	
Nature:	6/ app.
Filed:	Chris Swainson
174 FEB 1964	
Time:	9.1 am
Fee:	£ 2.00
Abstract No.	705

Land Registrar,

A.

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

Andrew
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	488 3 30	C.L. 502/8 ✓	S.O. 7665 ^L (D.P. 13317)
✓ 37542	Sec. 2 " " "	✓ V Waitaki, VIII Elephant Hill ✓	341 2 00	C.L. 502/9 ✓	" " "
✓ 37543	Sec. 3 " " "	✓ " " " no record map.	407 1 30	C.L. 502/7 ✓	" " "
✓ 38990	Reserve 4815	VIII Hororata ✓ T. 62 3 chn	4 0 13	K. 616342 ✓	S.O. 9017
c. 51, Blk. VII Tekapo Village ✓	Pt. Res. 181	XIII Tekapo } T. 88 5 chn ✓	0 1 20	-	S.O. 10241 *
c. 52, Blk. VII Tekapo Village ✓	Pt. Res. 181	XIII Tekapo } T. 88 5 chn ✓	0 2 06.5	-	S.O. 10241 *
S. 38991 ✓	Closed Road and Pt. Res. 867	IX Teviotdale ✓	1 1 06.5	Proc. 549838 ✓	S.O. 9646 ^L
S. 38992 ✓	Closed Road ✓	III Leeston ✓	0 0 32	Pt. Proc. 610657 ✓	S.O. 10083 ✓
S. 38993 ✓	Closed Road ✓	IX and XIII Opihi ✓	1 0 10.1	Pt. Proc. 615983 ✓	S.O. 9957 ✓
un 275 ("Mt White")	Pt. Run 275 and Pt. R.S. 34587	Keirine, Bealey, Hawdon, Esk, Grahame, and Upper Ashley	118175 2 00	C.L. 529/73 ✓	-

Affects titles shown in fifth column above.
Noted on all relevant plans, documents etc.

Ref
18/2/64

Note Proc. 615983 not noted as document not in file at above date.

* Copy of plan enclosed
ENCL: 1 photostat

FILE: P.60**ALTERATION** to appellation.

Lessee/Licensee:

R. J. Turnbull

Description of Land:

Run 275 ("Mt White") situated in Katoonia, Bealey, Howdon, Esk, Graeme and Upper Ashby 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

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:

Abbeyne

3/2/64. Checked by:

S.D. Mappay

4/2/64

ACTION REQUIRED:

Done Miller Lmb.

LEASES SEC.:

J. 13

1/10/2,64

Expiry Book:

1/1/2,64

ACCOUNTS DIV.:

Ledgers:

1/2/1,64

C./register:

1/1/1,64

Land A/A:

1/1/1,64

Index:

1/1/1,64

A/c's. Check:

25/1/64

TITLES SEC.:

Documents:

Insurance:

1/5/2,64

RECORDS SEC.:

File:

Index:

2/5/5ACTION CHECKED: 13/7/64J.D. Mappay

APPENDIX A

Titles Section:

Attention Mr Morse.

PART RUN 275 1 MT WHITE

A search is at present being made of Arthur's Pass National Park and adjoining areas in connection with the preparation of new N.Z.M.S. 177 Cadastral Maps and Run Plans etc.

There is doubt as to the status of some of the land involved and included in the lease for Run 275 Mt White. The land which is coloured pink on the attached litho is also included in R 3535 National Park Purposes.

My search is as follows:-

Reserve 3535, 150,000 acres National Park Gaz. 1901, p. 2034, description of R 3535 in gazette (1901, p. 1026 temp.) includes the area coloured pink on the attached litho.

At the time of the Gaz. for Res. 3535, 1901, a lease for Run 275 including the same area was in existence. This lease, PR 99, ran 8 years from March 1896 and was issued under the Land Act 1892. It is also significant that when the lease was renewed in 1904 for a further 3 years (PR 264) that it was only a temporary licence under S 219 Land Act 1892.

S. 235 Land Act 1892 reads - The Governor may from time to time, either by a 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 licence, any Crown lands which in his opinion are required for the following purposes:-

- (5) For gardens, parks, domains, or commons, or for the health, recreation, convenience or amusement of the people, or for burial grounds or cemeteries or
- (6) etc. etc.

Could you please establish whether the above land is, in effect, part Reserve 3535 National Park or part Run 275 with no tags.

J.J. PATERSON (Sgn'd)
Mapping Division

2.5.68

APPENDIX B

PRESENT RECOMMENDATION OF ARTHUR'S PASS NATIONAL PARK BOARD - Ref. 8/6/1 F/577

"That an approach be made to the C.C.L., Ch.Ch. to transfer control of part of the Mt White Pastoral Run for addition to the park."

Proposed Action by this Department (L. & S.) So Far - Ref. 8/6/1, F/587:

1. C/S suggests that the Chief Pastoral Lands Officer should open negotiations "with the owners of the freehold sections to exchange these for an equal area of pastoral lease in the vicinity of the Mt White homestead."
2. When the freehold areas of the Riversdale land have been exchanged, then the next step would be to create all the Riversdale land as "Crown land held on pastoral lease."

N.B.: Proposal 2 cannot be carried out in full since the major portion of the Riversdale area is already National Park land, but the freehold sections within could be purchased or exchanged and declared to be part of the Arthur's Pass National Park. The Riversdale area could then be leased as a Pastoral Run part within Arthur's Pass National Park.

APPENDIX C

Circa 1952 correspondence about the time of the 1952 NATIONAL PARKS ACT Ref. 8/6/1 Vol. 27:10.48 to 11:12.53.

Several draft and final schedules refer to the Boundary of Arthur's Pass National Park as being along the NORTHERN BOUNDARY OF RUN 175.

However, in 1948, the Arthur's Pass Park Board had recommended the following: "...that the balance of R. 3535, containing 69,860 acres, together with certain portions of State Forest Reserves comprising the upper reaches of the Poulter and Hawdon Rivers and the Andrews Stream, be added to the Arthur's Pass National Park".... "the proposal makes for a desirable consolidation of the Park area and boundaries and as a considerable amount of shooting takes place up the Hawdon and Poulter Rivers, the Board's Ranger at Arthur's Pass could exercise some control..."

N.B.: The statements underlined above are contradictory and it appears that the true balance of R 3535, i.e., including part Run 175 (Riversdale area), was lost sight of for:- in 1950 a further addition of land to the park excluded the Riversdale part of R 175. The boundary of the land added to the park was said to run along the NORTHERN BOUNDARY OF RUN 175 (Ref. Gazette 1950, p 494.)

Folio 80 of 8/6/1 1952

IMPORTANT NOTE:

"...Part R 3535 reserved as National Park, Gazette 1901, p. 1026 (described) and p. 2034 situated in Blocks II, VI and VII Hawdon Survey District and included in PR 563 Run 175 Riversdale should not this be included in A.P.N.) also (maps here not accurate in delineation of park)?"

Signed

C.H. (C. Holdsworth)

N.B.: This is a very good question, and the next question is WHERE'S THE ANSWER folio 109 of 8/208 (8/6/1) 1953.

"Boundary adjustment actions required:-

3. Pt Reserve 3535 in Blocks II, VI, VII Hawdon included in Riversdale Run 175. (If this area is excluded from Run 175 will not the park boundary automatically adjust itself?" and noted "C.C.L. to decide."

Further note on folio 111.

"Pt R 3535 included in Riversdale Run 175 could be added to Park."

Signed C.H.

Subsequent correspondence does not indicate that the points raised by Mr Holdsworth have been dealt with. Therefore the question of whether part Run 175 should be added to A.P. Nat. Park has not been answered.

APPENDIX D

Originally the freehold lands in Riversdale area were held by Joseph Hawdon.

1903: Transfer from N.Z. Loan and Mercantile Co. to F.J. Savill 1903.

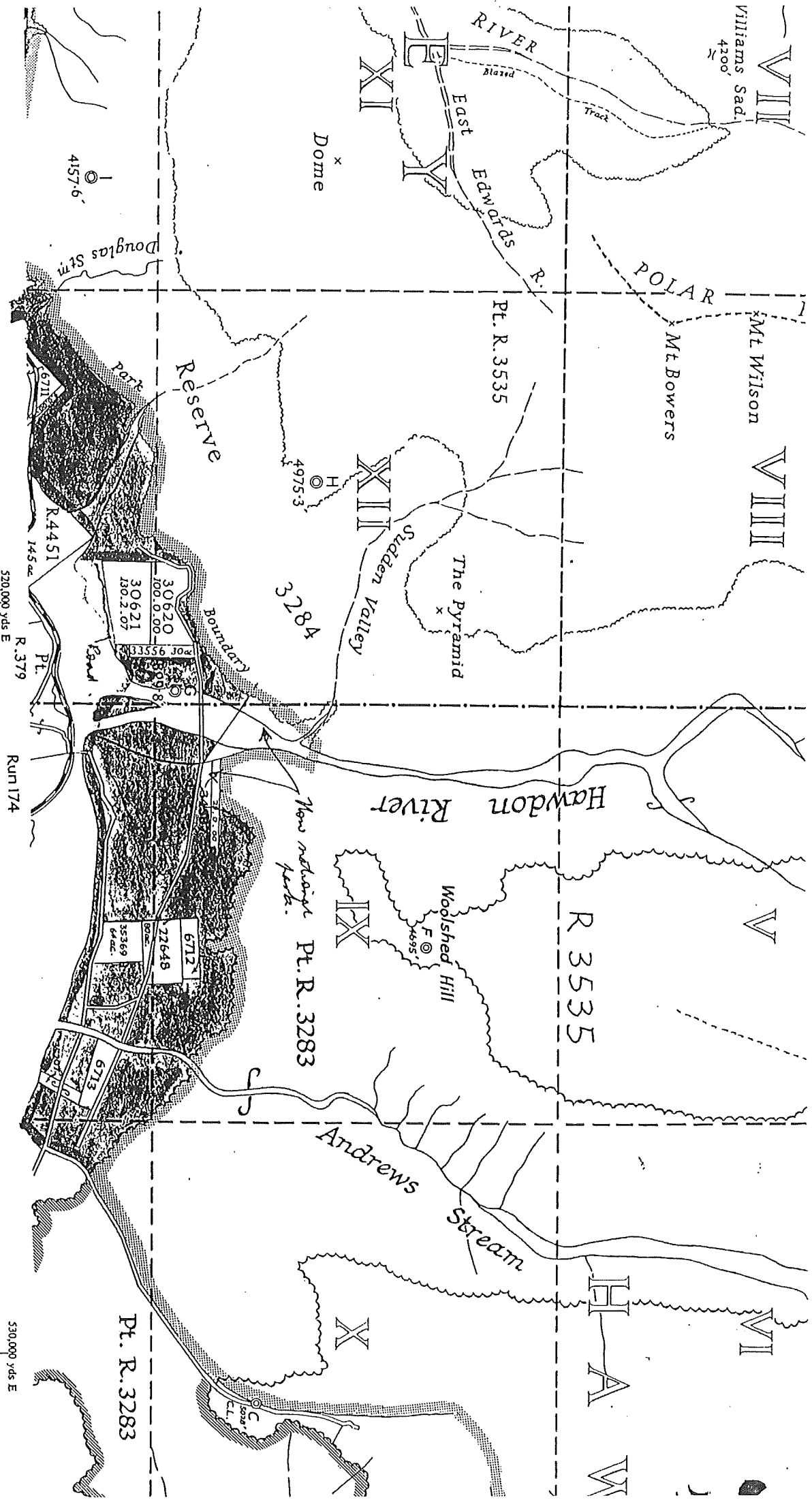
...to be herevy conveyed and the parcels of land included in a certain memorandum of Transfer of ? area ? herewith have the Company of the purchaser and the inheritance thereof in fee simple in posaession ? per ? have all encumbrances and also of the parcels of land and premises comprised in these several substitute licences under the Pastoral Tenants Relief Act 1895 all dated 1896 for all the respective residues won to cause of terms hereby granted..."

1910: Certificate of Title

D 172/357.

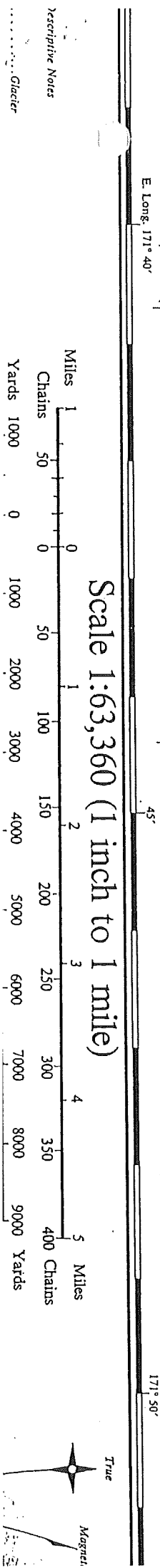
Transfer of R.8. 6711, 6712 and 6713 F.J. Savill to J.F. Stadholme and McAlpine 1910

"... the Vendor agreed to sell" and "...the purchasers agreed to purchase the goodwill of Mt White Run. Also "the goodwill of the temporary licence of the Riversdale Run containing 22,000 acres"



Original bdy of R. 3535 edged thus

From "Mt. Pleasant" Mt. Pleasant Meridional Circuit



CHRISTCHURCH.

8 August 1968

The Asst. Commissioner of Crown Lands,
OFFICE.

A/CCL
T/S

PART RESERVE 3535 ADJOINING ARTHUR'S PASS NATIONAL PARK

I have been asked to advise you on whether part Reserve 3535 is part of Arthur's Pass National Park or can be claimed as part of the park. I have perused Mr Savage's notes on the history of this land and have found these to be very helpful. In 1901 this land formed part of a Pastoral Run Licence which had been issued to the H.Z. Loan & Merc. Ltd. in 1890.

In 1901 there was a Gazette Notice (page 1026) which temporarily reserved from sale some 150,000 acres in this area "for the purpose of a national park" as shown on Plan S.G. 44401 deposited at Head Office. On file R 3535, there is a plan of this proposed National Park Reserve and the land in the Riversdale/Hawdon River area is definitely included in this reserve.

The Effect of the Reservation

The Gazettal was made pursuant to S 235 Land Act 1892 which provides as follows:

"The Governor may from time to time ... reserve from sale temporarily, notwithstanding that the same may then be held under pastoral licence, any Crown lands which in his opinion are required for any of the following purposes (and then follow certain purposes) ...

5. For gardens, parks, domains ... etc"

This Gazettal was later followed by a further Gazettal (1901, page 2034) which permanently reserved this land as "national park". In terms of S. 237 of this Act, this land was thereafter to be a reserve to be held on trust for the purpose for which it was reserved.

The effect of these gazettals was, in my view, to take this land out of the Pastoral Run Licence in which it had previously been included. In this regard I note that S. 235 contemplated just this type of action by using the words "notwithstanding that the same may then be held under pastoral licence". Thereafter this land should have been treated as a reserve.

At this point the land begins to have a double history.

As A Reserve: This reserve would come within the scope of the Public Reserves and Domains Act 1908 and succeeding Acts dealing with reserves, especially the Public Reserves, Domains and National Parks Act 1928 (which replaced the 1908 Act). At this stage I should mention that both these Acts contain provision for the temporary leasing of reserves, but I do not think these provisions were ever invoked and therefore I do not propose to consider them.

In my view, from 1901 to 1928 this land had the status of a "public reserve" without any special provisions attaching to it.

The 1928 Act does contain certain provisions relating to the setting up of National Parks. However, these provisions only relate to land which after the passing of that Act was declared by Order in Council to be a national park. Therefore this reserve was not made part of a national park by this Act. The same applies to the National Parks Act 1952.

Therefore it appears that this land is now a reserve, vested in the Crown by virtue of the 1901 Gazettal and held under the Reserves and Domains Act 1953.

As Part of A Pastoral Run: Mr Savage has explicitly catalogued the history of this land as part of Run 277 "Hound Hills". There is no need for me to comment

on the history outlined by Mr Savage as from a search of the present Pastoral Lease of Mount White (P.60 registered as Volume 529, folio 73 in L.T.O.) this area is still part of that Pastoral Lease. This Pastoral Lease is for a term of 33 years running from 1 January 1956 which means that there is still another 20 years to run.

Present Position:

Quite clearly this piece of land is at present both a reserve and part of a Pastoral Lease. I think it is significant that in the Pastoral Lease this particular area is not described as "Reserve 3535". Therefore it appears that since the Gazetteal in 1901 the reserve's designation has been overlooked by this office when issuing pastoral leases or licences for Mount White.

The question now arises as to whether the Department can take action to exclude Reserve 3535 from the present Pastoral Lease over Mount White. In this respect I consider the paramount fact to be that the 1901 Gazetteal must over-ride any subsequent inclusion of the land in a pastoral lease. However, as far as I know there is no specific legislation dealing with a situation where a reserve which has been wrongly included in a pastoral lease.

The National Parks Act 1952 does not help a great deal since that Act generally applies only to national parks once they have been duly constituted as a national park. This is not the case here as the area still remains a reserve. However, I note that by virtue of S.10 of the National Parks Act "the Governor-General may by Order in Council declare that any land of the Crown ... or any public reserve vested in Her Majesty ... or any land acquired by the Crown for national park purposes shall be a National Park subject to this Act and may in like manner add any such land to any park." This Act also (by S.13) provides for the acquisition of any private land or the interest of any lessee or licensee by way of purchase.

The Reserves and Domains Act 1953 is slightly more in point and I shall list below the provisions of this Act which, I think, may be applicable:

- (a) "Section 12(2) All lands which are public reserves within the meaning of this Act ... shall continue to be public reserves for the same purposes as those for which they were held immediately before the commencement of this Act". This I think is sufficient ground on which to treat this land as a "public reserve".
- (b) Section 14 does give the Minister power, where there is any doubt or uncertainty as to whether any land is a public reserve, to declare that the land is or is not a public reserve. The method by which this may be done is a notice in the Gazette and S.14 continues "every such notice shall have effect according to its tenor".
- (c) It is also significant that the Reserves and Domains Act provides specific machinery for the revocation of a reserve and this quite clearly denotes that a reservation cannot lapse or be overriden by any prescriptive rights. This just adds further authority for the view that the 1901 reservation is still operative.
- (d) Section 99 provides that the D.L.R. is not to give effect to any dealing with any public reserve except in conformity with the trusts upon which the reserve is held for the time being.
- (e) Section 100 provides for the issue of a Certificate of Title for a public reserve on the written request of the Commissioner.

The Land Act 1948

Section 117 of this Act does provide for land held under a Crown Lease or licence to be resumed by the Governor-General if, in his opinion, the land is required for a road or street or any public purpose and further provides for the payment of compensation if the land is resumed.

Conclusion

In my view the provisions of S. 117 Land Act may be ignored since technically speaking the Crown would not be resuming this land if it were taken out of the Pastoral Lease. The position, it seems to me, is that the Crown would be taking back something which rightfully belongs to it and which has wrongly been leased to another person. I do not consider that the present lessee of Mount

3264
13

They could claim any compensation since the lessee and his predecessors have had the benefit of sixty years grazing on land to which they were never entitled.

On the basis that this land forms part of a duly gazetted reserve, I consider that the appropriate action now would be:

1. To write to the present lessees (and the caveator) of Mount White informing them of the proposed course of action (as set out below) and that no compensation will be payable.

2. Apply to the D.L.R. pursuant to S. 100 Reserves and Domains Act to

- (a) issue a new C.T. in respect of Reserve 3535;
- (b) exclude the same land out of P.L. 60 as registered in C.T; 529/73.

3. Request the Governor-General to issue an Order in Council declaring this reserve to be a National Park subject to the National Parks Act and that it be added to Arthur's Pass National Park.

13. I suggest that Mr Horse be asked to peruse this opinion in view of his wide knowledge of reserves matters.

13.

F.G. HUTCHESON
(F.G. HUTCHESON)
District Solicitor

HISTORY OF PT RES 3535 IN MT WHITE PASTORAL LEASE

In reply to request by Mr J. Patterson, Mapping Division, for a clarification of land status in the Riversdale area. See Appendix A.

LOCATION

Along the north bank of the Waimakariri River at its confluence with the Hawdon River, Andrews Stream and Foulter River. R 275 is situated in the Survey Districts of Katrina, Bealey, Hawdon, Esk, Grassmere and Upper Ashley.

PRESENT AREA

118,175 acres 2 roods 00 perches.

PRESENT DESCRIPTION

Part Run 275 - alternatively, part Reserve 3535 in Block I Hawdon Survey District.

HISTORY

This area was formerly part of Riversdale Run (Run 175).

1890: Together with Runs 174, 176 and 177 (Mt White and Cora Lynn), Run 175 was included in a Pastoral Run Licence issued to the N.Z. Loan and Mercantile Agency Co. Ltd. The licence number was PR 99. (Later Runs 174, 175, 176 and 177 were to be amalgamated to form Run 275, "Mt White" in 1948.)

Total Area of Runs 174 - 177: 169,000 acres. Ref. file PR 453.

1892 to 1894: After severe snow storms, the Company suffered heavy stock losses on Runs 174-7. The average yearly loss amounted to £1,290. 0. 0.

1895: The licence over these runs (including Riversdale - R 175) was extended for 8 years from 1 March 1896 at a reduced rental to offset the previous economic losses. This was renewed under THE PASTORAL TENANTS RELIEF ACT 1895.

Note: This extended licence covered the period 1896 - 1904 (8 years).

Area of R 175 At This Time: 22,000 acres.

In the meantime, before lease expiry - due in 1904 - the following took place:

1901: Land in Arthur's Pass area gazetted as Res. 3535 for National Park Purposes (not Arthur's Pass National Park). This land was first temporarily reserved for national park purposes pursuant to Section 235 of the Land Act 1892 and a gazette notice (1901, page 1026) was published and indicated the boundaries of the reserve to be as follows:

"...all that parcel of land containing 150,000 acres in Minchin, Bealey, Davie and Hawdon Survey Districts. Bounded by a line commencing at the confluence of the eastern and western branches of the Foulter River and proceeding thence along the summit of the spur leading to Foulter Range; thence along the summit of that range to its junction with the Southern Alps; thence westerly along the summit of the Southern Alps to the Black Range; thence along the summit of the Black Range to the spur upon which Trig. Station P is erected; thence along the summit of that spur to a point in line with the western boundary line of Ferry Reserve No. 2461; thence along a right line to that boundary; thence by the said boundary line and its production to the north bank of the Waimakariri River; thence along the north of the river to the western boundary line of R.S. 35208; thence along that boundary line and a spur leading to summit of Brown Hill and thence along the summit of a spur of said Brown Hill to the commencing pt...."

PLAN S.G. 44401, Head Office.

i.e.,...excluding all freehold and reserves..."

G.F. DUNCAN

Min. of Lands

Therefore, the Hawdon area of R 275 (175) was included in Reserve 3535 except for Rural Sections 30620, 30621, 34587, 6212, 27648, 35369, 6713, 3520 and 33556 which are freehold now owned by the Licensee of Run 275 (Mt White).

Section 235 of the Land Act 1892 under which above gazettal was made reads -

"The Governor may...whether the same has been surveyed or not, reserve from sale temporarily...any Crown lands...which in his opinion are required for any of the following purposes...

(5) For gardens, parks, domains, or commons, or for the health, recreation, convenience, or amusement of the people, or for burial-grounds or cemeteries; or

(9) Any land containing thermal, mineral, or other springs which he may think should be so reserved for the public health, or any land wherein or whereon natural curiosities or scenery may exist of a character to be of national interest."

Gazette notice required.

1901: Next the above-mentioned land (R 3535) was permanently reserved (1901, page 2034) as National Park pursuant to Section 236 of the Land Act 1892 in the following manner:

<u>Land District</u>	<u>Locality</u>	<u>Section</u>	<u>Block</u>	<u>Area</u>
Canterbury	Minchin, Bealey, Davie and Hawdon Survey Districts	R 3535	X	150,000
<u>Purpose</u>	<u>Date of Warrant</u>			
Nat. Park	2nd May			

Section 236 of the Land Act 1892, under which above gazettal was made, reads: that after 1 month of temporary reservation land concerned may be permanently reserved. Gazette notice required.

It would appear therefore, that in 1901 this land formed part of a duly gazetted Permanent Reserve. Despite this it was still treated by Lands Dept. as part of Run 175. This is shown by the following:

1902: Maps forwarded to the Dept. by the N.Z. Loan & Mercantile Co. (Lessees of R 175) show the fence and paddocks on R 175 which at that time definitely extended into the Hawdon-Andrews area. No comment was made by the Dept. at the time regarding this.

1903: It was proposed to offer R 175 for sale under Section 207 of Land Act 1892 as a separate run; but it was withdrawn from sale because the licensees pointed out that unless R 175 "Riversdale" (a flat area) was run in conjunction with R 176 "Mt White" (a relatively steep area) it would be difficult to manage Mt White Run on an economic basis.

After withdrawal from sale, the licence over R 175 was transferred to F.J. Savill.

Note: There was still a current licence running from 1896 to 1904, formerly held by N.Z. Loan Mercantile Co. Ltd.

A letter on folio 3723/50 of file PR 453 gives the following information:

1. 1896: The licence to 1904 over R 175 - 22,600 acres - was granted under the PASTORAL TENANTS RELIEF ACT 1895.
2. 1903: Proposed to offer R 175 for sale.
3. In preparation for the offering, the area of R 175 was reduced from 22,600 acres to 17,400 acres (a reduction of 4,600 acres).

The letter reads -

"This run, with a revised area of 17,400 acres (the area of Forest Reserves included within the original boundaries having been deducted), was included among those proposed to be offered last Feb."

Note: The above-mentioned "Forest Reserves" were not Nat. Park land, and did not affect that part of

4. R 175 was withdrawn from sale after the licensee made representations concerning management - see 1903 above.

The last paragraph of the letter reads -

"I am therefore directed by the Land Board to recommend that a licence of Run No. 175, 17,400 acres, for a term of 3 years from March 1st. 1904, under Section 219 of "THE LAND ACT 1892", be granted to Fredk. Jas. Savill, at a rental of \$250 per annum".

1904: Accordingly, the licence over R 175 was extended for 3 years until 1907 under S. 219 of THE LAND ACT 1892. It was agreed that this licence should be renewed every 3 years until it expired along with Mt White licence in 1917.

Section 219 of the Land Act 1892 reads -

"The Governor, on the recommendation of the Board, in the case of any pastoral lands, may from time to time until sold or otherwise disposed of, give a temporary licence, for a period not in any case to exceed three years, to graze over the land, at such rental as they may deem equitable.

Every such licence shall be surrendered on demand to be cancelled in respect of so much of the land as from time to time shall be sold, selected or otherwise disposed of, without any right to compensation on any account whatever accruing to the licensee, who, however, shall have the right, for such reasonable time as the Board may determine, to remove any temporary fencing he may have erected on such land.

The provisions of Section 193 (limitations of holding runs), shall not apply in respect of any temporary licence which may be granted under this section."

1907: Letter to H.C. folio 3723/69 on PR 453 mentioned that the area of R 175 was 17,400 acres and at that time it was "... low country ... practically necessary to the holder of adjoining Mt White Station of 122,000 acres of high country ... and the character of Mt White Station was such that, unless held in conjunction with one of the adjoining lower runs, it would probably prove unworkable."

1907: Licence over Run 175 extended for further 3 years.

1910: Area of R 175 still 17,400 acres. Lease extended for further 3 years under S 255 of LAND ACT 1908, virtually same as previous S 219 of Land Act 1892 refer above to 1904.

1910: License transferred to Studholme & McAlpine and licence renewed to 1916 pursuant to S 255 of the LAND ACT 1908.

Area of Licence: 17,400 acres.

1915: Note on folio 3725/108 of PR 453 mentions that the area of R 175 is now 22,000 acres*. License extended for 1 year from 1916 pursuant to S 255 of LAND ACT 1908 to expire in line with licences for R 176-7 which expired 1917.

*Presumably the Forest Reserves had been added back in, although there is nothing on file.

1915: Area - 22,000 acres.

1915: Letter from Crown Lands' Ranger stated that R 175 was "...bounded by the Waimakariri River on the south, by the Foulter River on the east and the Nation Park Reserve 3535 on the west and north. There are 823 acres of freehold land cut out of the run, all level ..."

Also mentioning that the area of R 175 is 17,410 acres "... exclusive of Forest reserves ..."

Suggests that S 175 and 176 should be grouped under one lease to facilitate stock management from high to low country.

A following map shows R 175 extending into the Hawdon Area as verified in the C.L.R.'s letter, but the area is given on the map as being "R 175, 22,000 acres".

1916: Pursuant to S's 56 and 57 of the LAND LAWS AMENDMENT ACT 1913, the whole of R 175 was let for 21 years. Licence transferred to D.C. Turnbull.

1924: Folio 14 of PR 563 -

"...The area of R 175 is 22,000 acres and includes approx. 4500 acres of Forest Reserve".

1924: Term of licence extended for 7 years beyond 28.2.38. Under S.14 LAND LAWS AMENDMENT ACT 1921-22.

1938: Memo to D.C. Turnbull to remind him about preservation of Bush on his leased land.

1938: Gazette, page 1681, 1 acre 3 roods 15.8 perches taken for railway and a copy of a lease for this period shows the new area of R 175 as being 21,998 acres o roods 24.2 perches!!!

1945: Licence extended for 5 years under S. 25 R.C.L.D. Act 1941.

1949: Licence surrendered by Turnbull due to stock losses and scarcity of labour in war years.

1946: Search form on folio 81 of PR 563 shows area as being 21998/-/24.2 p's.

** 1947: Licence extended for 2 years from 1950 under S 3(1) R.O.L.D. Act 1943 (Licence extended to 1952).

1948: Proposed to lease areas to D.C. & R.T. Turnbull with certain conditions included:

"...Officers and employees of the Dept. of Internal Affairs to have right of egress and regress over the land in the licence to establish whether deer etc. are infesting it."

1948: New lease diagram made up as follows:-

*Reduced to 17920 - PR 380 Riverdale (R 175)
38510 - PR 454 Mt White
56430 acres approx.

*i.e., State Forest Reserves 3282 and 3283 were excluded from R 175

1949: 21 year licence to D.C. & R.T. Turnbull under S 277 Land Act 1924.

1952: National Parks Bill in which Arthur's Pass National Park was created and park boundaries did not include part R 175 at all. See Appendix C.

1955: Land from Upper Poulter added to park although original gazette 1901, pages 1026 and 2034 had already reserved it and made it part of National Park Reserve 3535. Some of this land at Upper Poulter was not included in the 1901 Gazette, but was included along with that already reserved (1901) in Gazette 1963, page 145 - see map page (6).

i.e., Upper Poulter (2115 acres of National Park Reserve 3534)
(
Land Gazetted (1235 " Crown land
1963 page 145 (385 " State Forest Reserve 3282
National Park

* The 2115 acres were already National Park by Gazette 1901, pages 1026 and 2034

1965: The same applies to land "added" to the park from the Hawdon River and Andrews Stream area. It was already gazetted National Park 1901, pages 1026 and 2034 and again gazetted as such in 1965, page 1456.

1963: This land is still part R 275 and part Reserve 3535 reserved for National Park purposes.

CONCLUSION

1. The 1901 boundary of National Park Reserve 3535 cannot be refuted. The

15
Hawdon-Andrews (Riversdale) area of R 275 (previously 175) is definitely part of Reserve 3535 "for National Park purposes", although not in Arthur's Pass National Park itself, and no Gazette has been issued since 1901 to prove this otherwise. Refer map page - 6.

2. Previous search notes have not taken into account the original boundary of National Park Reserve 3535. Refer search notes 1946 - folio 81 of Pr 563, Schedule of Plan and Documents received 1964 - folio 495 of 8/6/1 (closed vol.) and letter folio 500 of 8/6/1. Also the latest maps of the area clearly show no National Park land in the Riversdale area of Run 275.

3. Since previous search notes have been inaccurate and also because there has never been a document after the 1901 Arthur's Pass Gazette Notice to say that R 275 (R 175) is a pastoral licence within a National Park, the present status records for this land do not give the true picture.

4. The result is, that by the 4th Schedule of the National Parks Act 1952, the boundary of Arthur's Pass National Park has possibly been pushed back too far (to the north and western boundaries of R 275 (R 175)), i.e., to the run boundary which existed before 1901 and after.

5. The present recommendation of the Arthur's Pass National Park Board to have this area included in the park is necessary since

- (a) the area has been reserved for national park purposes for 67 years! See Appendix A.;
- (b) the present-day licence of R 275 still extends into this reserved land without reference to its being on National Park land;
- (c) the Riversdale area should be included within Arthur's Pass National Park so that the park boundaries can easily be defined on the ground and the public will then have no need to go up against the mountainsides in the Hawdon-Andrews area (where present National Park boundary is) to keep within the national park;
- (d) previous titles over the freehold sections in the middle of the Riversdale Run land do not show the surrounding run land as being National Park Reserve held on Pastoral Licence, but show the surrounding land as Crown land - ref. C.T. 406/81 - 1928.
- (e) as suggested by the District Solicitor, I telephoned Mr C. Holdsworth (former Chief Draughtsman) on 13.6.68 and he said that if the land was required by the Park Board then as National Park Reserve it should be taken out of Run 275 and added to the Arthur's Pass National Park. This was generally the same opinion as Mr Holdsworth had in 1952 (see Appendix C).
- (f) Former Pastoral Run Licences PR 99, PR 264, PR 380 and PR 563 do not show any relevant clauses that would make the Riversdale land subject to withdrawal from the licence if so desired by the Department or Park Board.

P. L. Savage
(P. L. SAVAGE)
Titles Section

14.6.68

ARTHUR'S PASS NAT. PARK
PARK BOUNDARIES
IN THE HAWDON AREA

Sections of land at Hawdon
Hawdon "added" to park
1965 page 1458.

NATIONAL PARK
RESERVE 3538

NATIONAL PARK
RESERVE 1458

ARTHUR'S PASS RIVER

WAIKARARIRI RIVER

CASS. R.

RUN 275

less 1.3.15.8 taken
for railway.

Boundary of Nat. Park
Res. 3538, See Gazette 1901
page 1026 & 2034.

Area of Run 275 from 1896-1963

Area of Run 275 from 1896-1963

Sections of land at Andrews
et. Haddon "added" to park
1965 page 1458. ✓

2115 acres of Nat. Fr. Res.
- 3535 " of Crown Land
1235 " of State Forest
385 " of Res 3282.

PARK
IE 3535. A "B" further "added" to park 1963 page 145.

A. & B. further "added" to part 1963 page 145

less 1.3.15.8 taken for railway.

Boundary of Nat. Park

Res. 3518, See Gazette 1901
page 1026 & 2034.

157-17231

Area of Pump 245 "added" to park
Gazette 1963 page 145.

Area of Run 275 to 277.

Present Day
Edge of Nut. Park

LAND X-Y
(PT Run 2YS also known
as pt Reserve 3535
Proposed to be added to

749843

Change of Appellation

Particulars entered in Register-book
as per schedule within
Vol. folio

the 18th day November 1968 at 11 a.m.



Asst. Land Registrar
CANTERBURY



MWO_0020985

LAM & DEEDS	
No.	61 Appel
F.	662
18 NOV 1968	
T.	11 a.m.
Fee	
Abstract No.	7041

Land Registrar,

DEPARTMENT OF LANDS AND SURVEY

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

743247

R.A. Innes, CHIEF SURVEYOR
8/11/68

R.A. Innes
769843
14 11 68

ew Appellation	Former Appellation	Survey Block and District	Area	Doc.or C/T Affected	Plan Numbers *Plan Required
Section 70 Hamner Town Area ✓	Part Reserve 3942 ✓	Blks I & II Lyndon S.D.	89 : 1 : 20	K.748492 X	S.O. 11040*
Section 71 Hamner Town Area ✓	Part Reserve 3942 ✓	Blk II Lyndon S.D.	2 : 1 : 24.4	K.748492 X	S.O. 11040*
ural Section 39602 ✓	Pt Res.282 and Pt Res. 2645 ✓	Blk IV Geraldine S.D.	11 : 3 : 37.6	K.733774 X	S.O. 11117*
ural Section 39603 ✓	Part Reserve 282 ✓	Blk IV Geraldine S.D.	5 : 1 : 03.5	K.733774 X	S.O. 11117*
ural Section 39618 ✓	Stopped Government Road	Blk XVI Christchurch S.D.	0 : 0 : 00.7	Proc. 601251 X	10022
ural Section 39619 ✓	Closed Road	Blk VIII Ellesmere S.D.	1 : 2 : 39.4	K.698635 X	10581L
Pt 16 DP 12479 being Pt R.S.11 ✓	Res.4485(Reverts to prior appellation)	City of Christchurch	0 : 0 : 34.6	Bal.C.T. 477/150 X	-
Pt 20 DP 15505 being Pt R.S.7632 ✓	Res.4621(Reverts to prior appellation)	City of Christchurch	0 : 1 : 28	Bal.C.T. 390/49 X	-
Pt 175 Rosewill Settlement ✓	Pt Sec.109/Rosewill Settlement	Blk XI Pareora S.D.	123 : 0 : 20	C.I. 218/15 X	S.O. 11109*
Pt 176 Rosewill Settlement ✓	Pt Sec.109/Rosewill Settlement	Blk XI Pareora S.D.	115 : 0 : 00	C.I. 218/15 X	S.O. 11109*
Pt Res.3535 & Pt Run 275 ✓	Run 275 ✓	As before *	118175 : 2 : 00	C.I. 529/73 X	S.O. 11084*
ural Section 39604 ✓	Part Reserve 3065 ✓	Blk XIII Rakia S.D.	2 : 3 : 23.7	K.749660 - X	11079*
ural Section 39621 ✓	Reserve 2236 ✓	Blks XII, XVI Alford S.D.	5 : 0 : 00	K.749175 X	2367
ural Section 39625 ✓	Stopped Government Road	Blk VI Tekoa S.D.	2 : 1 : 21.7	NZ Gaz.1968 p.1822	10347L
ural Section 39626 ✓	Stopped Government Road	Blk VI Tekoa S.D.	0 : 2 : 05.5	"	"
ural Section 39627 ✓	Stopped Government Road	Blk VIII Skiddaw S.D.*	5 : 2 : 35	"	"
ural Section 39628 ✓	Stopped Government Road	Blk VIII Skiddaw S.D.*	0 : 0 : 03.4	"	"
ural Section 39629 ✓	Stopped Government Road	Blk VIII Skiddaw S.D.*	0 : 1 : 28.0	"	"
ural Section 39630 ✓	Stopped Government Road	Blk V Tekoa S.D.	5 : 2 : 31.9	"	"
ural Section 39631 ✓	Stopped Government Road	Blk V Tekoa S.D.	1 : 0 : 05.8	"	"
ural Section 39632 ✓	Stopped Government Road	Blk V Tekoa S.D.	0 : 0 : 03.1	"	"
ural Section 39633 ✓	Stopped Government Road	Blk V Tekoa S.D.	0 : 0 : 35.9	"	"
ural Section 39634 ✓	Stopped Government Road	Blk VIII Skiddaw S.D. *	0 : 0 : 35.5	"	"
ural Section 39635 ✓	Stopped Government Road	Blk VIII Skiddaw S.D. *	0 : 0 : 26.8	"	"
ural Section 39636 ✓	Stopped Government Road	Blk VIII Skiddaw S.D. *	1 : 0 : 14.0	"	"
ural Section 39637 ✓	Stopped Government Road	Blk VIII Skiddaw S.D. *	0 : 2 : 10.9	"	"
ural Section 39638 ✓	Stopped Government Road	Blk IX Tekoa S.D.	0 : 1 : 18.8	"	"
ural Section 39639 ✓	Stopped Government Road	Blks V, IX Tekoa S.D.	0 : 2 : 11.8	"	"
ural Section 39640 ✓	Stopped Government Road	Blk IX Tekoa S.D.	0 : 0 : 36.7	"	"
ural Section 39641 ✓	Stopped Government Road	Blk VI Tekoa S.D.	7 : 3 : 30	"	"
ural Section 39642 ✓	Stopped Government Road	Blk VI Tekoa S.D.	0 : 0 : 06.9	"	"

* No L.T. Record Map as at 15/11/68. *At 15/11/68, the section reserved for road was 1/2 section with exception of road was 1/2 section*
8/11/68

ALTERATION CHANGE OF APPELLATION and AREALessee/Licensee: R. T. TIANGBULLDescription of Land: Part Reserve 3535 and Part Run 275
formerly Run 275Area: See belowRating Authorities: Malvern County Council

Full Details of Alteration

- ① Part Reserve 3535 Formerly Part Run 275 situated in Biks. XII, XV, XVI, Beaky S.D. and IX, XIII, XIV, Howdon S.D.
Area: 2465. 0.00. S.O. ~~11084~~
(National Park Reserve Gaz 1901 p 2034)

- ② Part Run 275 situated in IV, VII, VIII, IX, X, XI, XII, XIV, XV, XVI, Howdon S.D., I, II, III, IV, V, VI, VII, VIII, IX, X, XI, XII, XIII, XIV, XV, Est S.D., IX, XIII, XIV, XVI, Katrine S.D., IV, Okuku S.D., I, II, V, Upper Ashley S.D., II, III, IV, VIII, Grassmere S.D.
Area: 118,930. 0.00 S.O. 10866⁺ 10977⁺ 10955⁺
11084⁺
Former Area both parcels = 118,175 2.00

Reason and Authority for Alteration

- ① To correct appellation of ^{PL} Res 3535 which has been incorrectly referred to as Run for many years.
② To adjust area for redefinition by new Topographical Mapping

Prepared by: Baugholt 15/10/68Checked by: P. H. Duff 15/10/68

J 13 No.

ACTION REQUIRED:**LEASES SEC.:**

G. 13 / /
C.L. Regr. / /
Expiry Book: / /

ACCOUNTS DIV.:

Ledgers: / /
C./register: / /
Land A/c. / /
Index: / /

TITLES SEC.:

Documents: / /
Insurance: / /

RECORDS SEC.:

File / /
Index / /

330

29 July 1969

Mr R.T. Turnbull,
80 Memorial Avenue,
CHRISTCHURCH 5

Dear Mr Turnbull,

MOUNT WHITE RUN AND ARTHUR'S PASS NATIONAL PARK

There are a few matters of mutual interest between the Board and yourself as the owner of Mt White Station that I would like to discuss with you.

A matter of some moment is the fact that through an apparent oversight of some 50 years standing portion of the National Park Reserve made in 1901 has been included in with the land now held under pastoral lease. There is a way of preserving the status quo but to achieve real understanding of what happened in the past and what needs to be done to put the situation in order I feel that it will be better to go into detail with you on a personal basis. I can assure you that your security of tenure is not being challenged; it is not intended to disrupt the status quo. Certain adjustments to your pastoral lease do however seem to be necessary.

Another matter is the question of public access up the Foulter Valley from the Mount White Road and in this connection the right of the public to enter the park this way on foot without guns or dogs or vehicles seems to be unquestionable. There is no possibility of the park board authorising people to take dogs into the park at this or any other point and as I see it our discussion should centre on the possibility of a working arrangement regarding:-

- (a) the use of the formed road by persons on foot with and without firearms;
- (b) the extent to which the Park Board can authorise use of the formed road for official vehicles not actually working for the Park Board.

It is not intended to seek any change to the present arrangement whereby Mount White has the sole right to allow private vehicles to use the track.

There is also one further point which may need clarification concerning the presence of stock in the Upper Foulter Valley.

The Board has enjoyed its associations with you and proposes to ensure this cordial co-operation continues as in the past.

I look forward to hearing from you shortly.

Yours faithfully,

Chief Ranger,
Arthur's Pass National Park,
ARTHUR'S PASS

(M.J. FITZGERALD)
Asst Commissioner of Crown Lands

Copy for your information.

(M.J. FITZGERALD)
Asst Commissioner of Crown Lands

331

NOTE FOR FILE

On 18 August Hon. J.K. McAlpine and myself interviewed Mr R. Turnbull on behalf of the Arthur's Pass National Park Board.

On the question of access up the Poulter River Mr Turnbull said that Mt White Station had no desire to prevent access to hikers and trampers but on the contrary it would always encourage such people engaged in a healthy pastime. The position whereby the legal (unformed) access was impractical and people necessarily used the formed track (on Mt White leasehold) was illustrated on a plan shown to Mr Turnbull. He said he had no objection to the use of the track for vehicular purposes by the Board, Catchment Board and N.Z. Forest Service staff and to other approved and "legitimate" visitors such as trampers. The continued use of the Poulter River area was imperative to the successful running of the Station - there were actually 200 cows up there now.

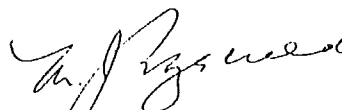
The problem of the locked gate and entry through it was discussed at length. Mr Turnbull preferred to keep to the present arrangement whereby shooters etc., arriving by vehicle received prior permission from Park Headquarters, but that this arrangement be strictly regulated and enforced in the future. Any permission to shoot by Headquarters staff would be communicated without exception to Mt White homestead. If a key to the gate was handed to the permit-holder by the Ranger it would not be necessary for the latter to call at the homestead. Similarly if a vehicle which had not first been to Headquarters was given permission by Mt White, then the Manager would advise the Chief Ranger. The solution in Mr Turnbull's eyes was to adhere to the present set-up and with co-operation and goodwill on the local level ensure that it works.

The point was made forcefully that the Board has a public responsibility in this matter of access and use. It wants to continue its cordial associations with Mt White Station and is ready for its part to see that the present arrangements which should be workable are made to work effectively in the future. If they breakdown however the Board will have to insist on an adequate protection of the public right and take steps to ensure this.

Mr Turnbull was advised that the Board will erect a suitable notice at the gateway so that members of the public may be aware of the position and what the Board expects of them.

On the question of Pt Reserve 3535 and the Office Solicitor's opinion that the area is probably a Reserve subject to the Reserves and Domains Act 1953 and not part of the Mt White pastoral lease, the legal position was explained to Mr Turnbull. He was told that the Department firstly proposed to ask the Office Solicitor, Head Office, for confirmation or otherwise of the local opinion. If it did eventually transpire that the land was properly pastoral leasehold then there was no problem. But if it was agreed that it was actually a Reserve then the Department was obliged to take action to ensure that its records and the status of land were corrected. Mr Turnbull would have the right to contest the department's legal opinion - he said he was quite prepared to accept the position when finally determined without any recourse to legal argument. If it did turn out to be a Reserve for the purposes of a National Park the Department would face two alternatives - to have the area declared Crown land and then taken in as part of Mt White's pastoral leasehold or (and subject to the National Park Board so agreeing) to have the area incorporated into Arthur's Pass National Park. If the latter alternative was to arise - and there were certain standards and characteristics that the National Parks Authority required to be

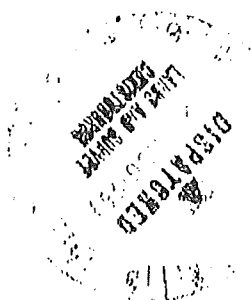
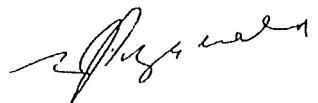
met before any area could be declared as suitable for National Park status - then the Board could lease the land back to Mt White on such terms and conditions as the National Parks Authority approved. In effect this would change Mt White's lessor from the Crown to the Park Board for this particular area. In fairness to Mr Turnbull and to future Boards it had to be pointed out that while the present Board, if this eventuated, had no thoughts or intention whatsoever of disturbing Mr Turnbull's occupancy, it would not be possible to commit future Boards in this respect. It was acknowledged that the area was vital to the successful farming of the Station and that its loss would be most severe. It was not envisaged now that a Board would want to depart from the present utilisation of the area but as indicated it was not possible to say what a Board in say 50 years time might want to do with it. There would be little doubt that if it transpired the area became Park land the Board would recommend the most generous terms of leasing - would as far as possible follow along the present leasing conditions. It was agreed that as a first step the Department would decide the legal position of the land and that this having been done the Chairman and Mr McAlpine would again discuss the matter with Mr Turnbull. It would work to reach this point as quickly as possible so that the Board would be able to consider the matter again at its next meeting on 8 October.



(M.J. Fitzgerald)
Chairman

Chief Ranger,
ARTHUR'S PASS NATIONAL PARK

For your information and for subsequent discussion when convenient.

(M.J. Fitzgerald)
Chairman

33²

27 August 1969

Mr H.V. Turnbull,
80 Memorial Avenue,
CHILLIETHURCH 5

Dear Mr Turnbull,

BOONE HIRE RUN AND ARTHUR'S PASS NATIONAL PARK

I refer to the discussion Mr J.K. McAlpine and I had with you last Monday, 18 August.

I am writing to confirm the agreement reached then regarding the question of access up the Foulter River. As explained to you the Board appreciated the value of this area for your farming operations and its approach has been to endeavour to see that these continue unaffected and reasonable rights of access and use to the public are acknowledged and secured. It was agreed between us that the present arrangements are workable and acceptable if conducted with goodwill and commonsense. In future the names of all people and parties who obtain permission from our Park Headquarters to shoot and using the Foulter as a route will be communicated to your Manager at Mt White, and similarly the Manager will advise the Chief Ranger of any permission he may give to people who call and obtain this without a prior call at the Headquarters. Where the Rangers grant permission, it is further agreed that there will be no need for the permit-holder to call at the Homestead and obtain a key to the gate; a key will be issued from Headquarters and returned there. You also indicated that as the owner of the Station you had no objection to trampers and others engaged in healthy pursuits using the track up the Foulter.

It appeared to Mr McAlpine and myself (and I know you also felt this way) that with local co-operation and goodwill there is no reason why the current system cannot be made to work effectively and in the interests of both Park and Run. It is, of course, an obligation on the Park Board to ensure that the right of the public to make use of public areas is fully available, but the present set-up if followed sensibly should satisfy all requirements.

On the question of the doubt regarding the status of some land included in your Pastoral Lease, again as agreed I am obtaining further information about this and will get in touch with you as soon as this is supplied.

Yours faithfully,

Chief Ranger,
Arthur's Pass National Park

(M.J. Fitzgerald)
Chairman

For your information.

(M.J. Fitzgerald)
Chairman

CH. HUTCHESON

26 September 1969

Office Solicitor, HEAD OFFICE

PAGE RESERVE 3535 ADJOINING ARTHUR'S PASS NATIONAL PARK

Dear Bandal,

The Assistant Commissioner has asked me to write to you regarding an opinion of mine as the status of certain land adjoining Arthur's Pass National Park. A copy of my opinion and a plan of the land concerned is enclosed but briefly the position is that for many years this particular piece of land (known as the "Oversdale Flats") has been thought to be part of Run 275 ("Mount White"). What has been overlooked for some 50 years is the fact that this same land is part of Reserve 3535. Because this has been overlooked, the land has been included in renewals of Run 275 and therefore now has two legal appellations. The basic question is really which of these two appellations is the correct one. You will see from my opinion that I consider the Reserve appellation to be paramount but if I am correct this, of course, raises some difficult questions as to whether the Lessee is entitled to any compensation, etc.

If you require any further information please let me know. The closed volume setting out the background to the original Gazetteal as a Reserve in 1901 is available if you want it.

Regards.

(P. G. Hutchesson)

Encls.

115

Ref plus 36 r District States Prison
on Res. 3535.

Would you pl. refer opinion etc to
Office Solici. Head Office, for his confirming
opinion, or otherwise.

Board is anxious to have this matter
resolved without delay & I will want to
report back on 8 Oct (at its next meeting)
which would include the outcome of any further
discussions with Mr. Pembell after Office
Solici's opinion has been received.

W. J. Hysma
21. 8. 69.

I suggest that you obtain a copy of the plan
under Folio 331 & send to Head Office. Plan
should be amended to show Part Reserve 3535

P. B. H.
24/9/69.

ARTHUR'S PASS NATIONAL PARK

Commissioner of Crown Lands,
CHRISTCHURCH

RIVERSDALE FLATS : MOUNT WHITE STATION

1. You have asked what the position is with the Riversdale Flats.
2. The first time you became really involved in this issue was when you noticed that action was still outstanding. Your filenote APB1 fol. 574 17 February 1971. Originating actions on APB1 folios 551A, 547A, 511, 510 and 485.
3. The position as far as the Board is concerned is unchanged from 1969 when the minutes of the Arthur's Pass National Park Board meeting held on 8 October 1969 recorded:

"Riversdale Flats : Legal Ownership APB1, APB15/1, P.60

The Chairman reported that in company of Mr McAlpine he had discussed with Mr Turnbull, the owner of Mount White Station, the question of legal ownership of part of the Riversdale Flats. Mr Turnbull was informed that the Departmental District Solicitor considered the area had been wrongly included in the Mount White Pastoral Run and that the land actually was reserved for National Park purposes; the question had been referred to Head Office, Lands and Survey Department for confirmation. Mr Turnbull had said that he would be prepared to abide by the Department's decision."

(Reference APB1, Fol. 551A).

4. The matter was handled by Mr Fitzgerald (as A/C.C.L. and Chairman of the Board) with the brunt of the work falling on Titles (Mr Morse) and District Solicitor (Mr Hutchesson)
5. Arising from your filenote on APB1 fol. 574 the following questions were put to Titles on 13 July 1971 and were answered on the 16th.

- (a) Is there anything in writing to substantiate Chairman's statement that the District Solicitor considered Riversdale Flats had been wrongly included in the Mount White Run?

Answer (By Mr Wooster) "Not that I can see although District Solicitor (Mr Mouat) remembers doing an opinion for the previous District Solicitor (Mr Hutchesson)."

- (b) If so, was the matter referred to H.O. for confirmation as stated by Chairman in the same statement?

Answer (By Mr Wooster) "N.A. i.e. No."

- (c) Has there been any D.O. variation in the District Solicitor's opinion since the Chairman's statement?

Answer (By Mr Wooster) "No. Apparently correct and Chief Surveyor seems to agree".

(d) Where is the play now?

Answer (By Mr Wooster) "In our court. I have to do a summary with District Solicitor and submit it to H.O."

6. The District Solicitor's opinion is known to have been given in writing but now cannot be found. It may still be in some out-of-the-way place in the office but it is more likely

- * That it was rubbished when Mr Hutchesson left the Department;
- * That it was lost during the office extensions and shifting round, or
- * That Mr Fitzgerald took the opinion to Wellington to discuss it with the Office Solicitor (Mr Heenan) during a visit to Wellington on another matter.

7. Recapitulating it would seem

- * That some doubt as to the status of the land involved (and included) in the lease for Run 275 Mount White was raised by the Mapping Division (Mr J.J. Paterson) on 2 May 1968 Ref. APB1 fol. 510. A history was prepared by Titles (Mr P. Savage). Ref. APB1, fol. 511.
- * At about the same time Board members queried the Park boundary with Riversdale Flats - the bush edge or a straight line with a poplar tree as one marker. (Mr Fitzgerald undertook to get the boundary defined. The "bush edge" was held unsatisfactory because it could recede or even advance and thus leave grounds for dispute.)
- * The Board was conscious of the Park's lack of flat clear land and in the Hawdon area looked to the Riversdale Flats. It was thought the Park should extend to the bank of the Waimakariri. (Mr Fitzgerald also undertook to investigate this and report back to the Board).
- * A complication was that the Riversdale area contained several "islands" of freehold.
- * That the questions arising namely,
 1. Whether the land is reserved for national park purposes and whether it is available for addition to Arthur's Pass National Park and when
 2. What actions are necessary
 Should be pointed out and dealt with afresh.

Note: The Board had no intention of depriving Mount White Station of the grazing rights during Mr Turnbull's ownership. It envisaged granting the Station a grazing lease should the land be added to the Park but there were some side glances, discussion and mental reservations about the presence of some hefty bulls and bullocks which had formed a habit of camping in groups on or alongside the Mount White road and walking tracks.


Parks Section

CERTIFICATE OF ALTERATION

HER MAJESTY THE QUEEN { Lessor.
Licensor.

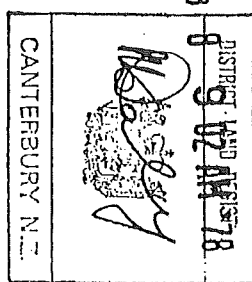
RICHARD THOMAS TURNBULL { Lessee.
Licensee.

PARTICULARS entered in the Register Book,
Volume , folio ,

the day of 19.....,
at o'clock.

.....
Assistant District Land Registrar of the

District of



District Land Registry
Christchurch No.2

164686/1
529/73

STATE OF ALTERATION UNDER SECTION 113, LAND ACT 1948

IN THE MATTER of the Land Transfer Act 1952, and the Land Act 1948,

and

Pastoral No. 60
IN THE MATTER of/lease (licence) from HER MAJESTY THE
QUEEN to RICHARD THOMAS TURNBULL of Timaru, Sheep
Farmer as Lessee of Part Run 275 and Part Reserve
3535, situated in Hawdon, Esk, Katrine, Okuku, Upper
Ashley and Grasmere Survey Districts
Area: 47 823.9281 hectares

registered in
Vol 529 , folio 73 , Canterbury Land
Registry.

This is to certify that the area in the above lease has been amended
to 49 131.4673 hectares in terms of the latest redefinition of
S.O. Plans 10866L, 10977L, 10995L and 11084L

SCHEDULE (Land now in lease)

Part Run 275	48 133.9172 hectares
Part Reserve 3535	<u>997.5501</u> hectares
Total area	<u>49 131.4673</u> hectares

Leasehold Title 529/73
is amended in area
to 49131.4673 (Redefinition
by new survey office plans.
see above)

Reg and c/s copy of CT
enclosed.

[Signature]
25.2

As witness my hand, this 1st day of March 1977

Assistant

[Signature]
Commissioner of Crown Lands.

1 F/450

Other information

Plan No. SO 18181

[illegible]

KA211407-10,000 cds/4/93

Plan No. SO 18182

[illegible]

KA211407-10,000 cds/4/93

612769

102

Certificate of Alteration

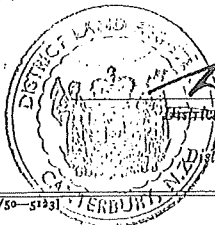
HER
~~HIS~~ MAJESTY THE KING, } Lessor.
 } Grantor.

RICHARD THOMAS TURNBULL } Lessee.
 } Licensee.

PARTICULARS entered in the Register-book, Vol. 529

folio 73, the 13 NOV 1963 day of

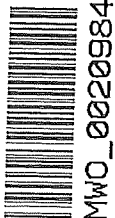
19 , at 9.37 o'clock. am



[Signature]
 District [Asst.] Land Registrar of the
 District of Canterbury

2,000/7/50-51331

in Registered under Land Transfer
 Act.—Registered under Section 83,
 Land Act, 1948.



MWO_0020984

*This declaration made by
 the general manager of
 the Anthurys Pass National Park
 on 14/9/1965 at 1.52p*

Order in Council 663348 declaring all the land
 contained in the Second Schedule herein to be
 added to the Anthurys Pass National Park
 and hereafter to be administered and dealt with
 by the Anthurys Pass National Park Board.

LAND & DEEDS	
Nature:	61A04
Firm:	BBL
13 NOV 1963	
Time:	9.37a
Fee: £	1
Abstract No.	6506

Certificate of Alteration under Section 113, Land Act, 1948

IN THE MATTER of the ~~Land Transfer Act, 1915, and the~~
Land Act, 1948,

and

Pastoral Lease No. 60 Her
IN THE MATTER of ~~lease [Licence]~~ from ~~His~~ Majesty the
~~Queen~~
King to RICHARD THOMAS TURNBULL of Timaru,
Sheep farmer, of Run 275 "Mt White" situated
in Katrine, Bealey, Hawdon, Esk, Grasmere and
Upper Ashley Survey Districts, Area: 118,340
acres, more or less

see plan attached

registered in
Vol. 529, folio 73, Canterbury Land
Registry.

THIS is to certify that on the 17th day of July, 1963, the area of
land included in the above-mentioned lease ~~[Licence]~~ was altered by the incorporation therein of the land
described in the First Schedule hereto and shown red in outline on the plan drawn hereon [and the exclusion
therefrom of the land described in the Second Schedule hereto and shown green in outline on the plan drawn
hereon].

Consequent on the alteration in area aforesaid, the rental value and annual rent ~~were altered on the~~ remain unaltered.
~~same date to the following amounts:—~~

Rental value: £ : : Annual rent: £ : :

FIRST SCHEDULE

(Description and plan of land incorporated)

Part Rural Section 34587 situated in Block IX Hawdon Survey District
Area, 11 acres 2 roods, more or less.

SECOND SCHEDULE

(Description and plan of land excluded)

Parts Run 275 situated in Block XII Bealey Survey District
and Block IX Hawdon Survey District, Area, 176 acres, more
or less.

*Added to
Arthur's Pass
National Park,
O.I.C. 663378.*

Leasehold Title C.T. 529/73

*Area & diagram reduced
to 118175. 2. 00.*

*B.S.
18/11/63.*

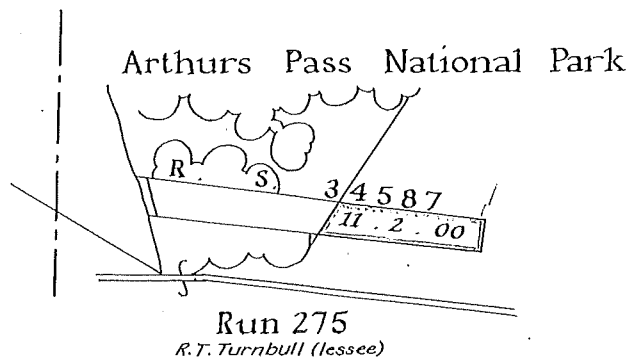
Authority: Sections 54 and 145 of the Land Act 1948.

Done Please endorse titles,

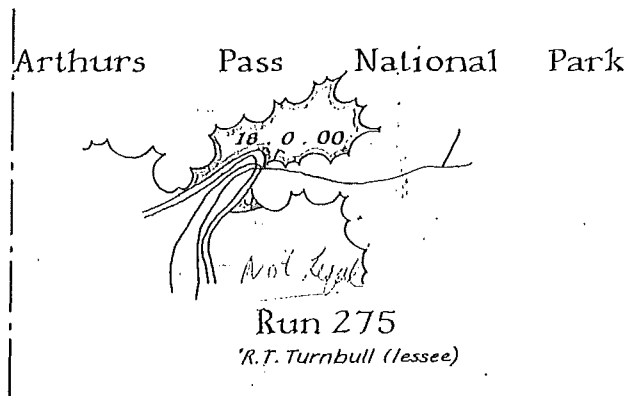
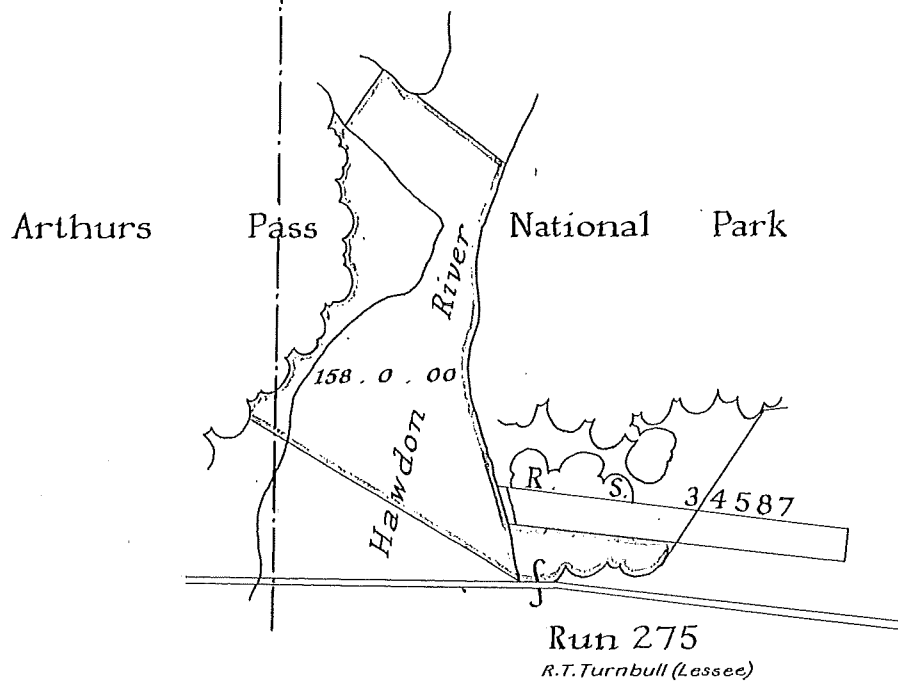
Rob. copy ordered. 17/11/63.

As witness my hand, this 21st day of October, 1963

Blkhampton



XII BEALEY S.D. IX HAWDON S.D.



Scale:-20 chains to an inch

618523

CHANGE OF APPELATION.
Particulars entered in Register-book

Vol. 502 folio 899.7; 529/73.

and on P. 615983, 549838, 616342, 618988
a 61068

the day of 1964 at 9.1 a



Land Registrar,

CANTERBURY



MWO_0021067

LAND & DEEDS
Nature: <i>of app.</i>
Filed: <i>Chris Brown</i>
17 FEB 1964
Time: <i>9.1 am</i>
Fee: <i>£ 2nd fee</i>
Abstract No. <i>705</i>

Land Registrar,

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

W. G. G. G.
Chief Surveyor
13/2/64

Appellation	Former Appellation	Block and Survey District	Area	Titles affected	Plan
S.S. 37541 ✓	Sec. 1 Mt. Harris Farm Settlement ✓	V Waitaki 20 Sch ✓	488 3 30	C.L. 502/8 ✓	S.O. 7665 ^L (D.P. 13317)
S.S. 37542 ✓	Sec. 2 " " " ✓	V Waitaki, VIII Elephant Hill ✓	341 2 00	C.L. 502/9 ✓	" " "
S.S. 37543 ✓	Sec. 3 " " " ✓	" " " " " ✓	407 1 30	C.L. 502/7 ✓	" " "
S.S. 38990 ✓	Reserve 4815 ✓	VIII Hororata 17 1/2 Sch ✓	4 0 13	K. 616342 ✓	S.O. 9017
Sec. 51, Blk. VII Tekapo Village ✓	Pt. Res. 181 ✓	XIII Tekapo } 7.88 Sch ✓	0 1 20	-	S.O. 10241 *
Sec. 52, Blk. VII Tekapo Village ✓	Pt. Res. 181 ✓	XIII Tekapo }	0 2 06.5	-	S.O. 10241 *
R.S. 38991 ✓	Closed Road and Pt. Res. 867 ✓	IX Teviotdale ✓	1 1 06.5	Proc. 549838 ✓	S.O. 9646 ^L
R.S. 38992 ✓	Closed Road ✓	XIII Leeston ✓	0 0 32 ✓	Pt. Proc. 610657 ✓	S.O. 10083 ✓
R.S. 38993 ✓	Closed Road ✓	IX and XIII Opahi ✓	1 0 10.1 ✓	Pt. Proc. 615983 ✓	S.O. 9957 ✓
Run 275 (Mt White)	Pt. Run 275 and Pt. R.S. 34587	Kaitiaki, Bealey, Hardon, Esk, Grahame, and Upper Ashley	118175 2 00 ✓	C.L. 529/73 ✓	-

* Copy of plan enclosed
ENCL: 1 photostat

Affix to titles shown in fifth column above.
Noted on all relevant plans, documents etc.

W. G. G. G.
18/2/64

Note: Proc. 615983 not noted as document not in file at above date.

749843

Change of Appellation

Particulars entered in Register-book
as per schedule within
Vol. folio

the 18th day November 1908 at 11 a.m.



Ass't Land Registrar,
CANTERBURY



MWO_0020985

LAMB & NEEDS	
No.	61 Appel
F.	662
18 NOV 1908	
T.	11 a.m.
Folio	
Abstract No. 7041	

Land Registrar,

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

DEPARTMENT OF LANDS AND SURVEY

R.A. Innes, CHIEF SURVEYOR

8/11/68

New Appellation Former Appellation Survey Block and District Area Doc. or C/T Affected Plan Numbers

Section 70 Hammer Town Area	Part Reserve 3942 ✓	Blks I & II Lyndon S.D.	89 : 1 : 20	K.748492 ✓	S.O. 11040*
Section 71 Hammer Town Area	Part Reserve 3942 ✓	Blk II Lyndon S.D.	2 : 1 : 24.4	K.748492 ✓	S.O. 11040*
Rural Section 39602	Pt Res. 282 and Pt Res. 2645 ✓	Blk IV Geraldine S.D.	11 : 3 : 37.6	K.733714 ✓	S.O. 11112*
Rural Section 39603	Part Reserve 282 ✓	Blk IV Geraldine S.D.	5 : 1 : 05.5	K.733714 ✓	S.O. 11112*
Rural Section 39618	Stopped Government Road	Blk XVI Christchurch S.D.	0 : 0 : 00.7	Proc. 601251 ✓	10022
Rural Section 39619	Closed Road	Blk VIII Ellesmere S.D.	1 : 2 : 39.4	K.698635 ✓	10581L
Lot 16 DP 12479 being Pt R.S. 11	Res. 4485/Reverts to prior appellation)	City of Christchurch	0 : 0 : 34.6	Bal.C.T. 477/150 ✓	-
Lot 20 DP 15505 being Pt R.S. 7632	Res. 4621/Reverts to prior appellation)	City of Christchurch	0 : 1 : 28	Bal.C.T. 390/49 ✓	-
Sec. 175 Rosewill Settlement	Pt Sec. 109/Rosewill Settlement	Blk XI Pareora S.D.	123 : 0 : 20	C.L. 218/15 ✓	S.O. 11109*
Sec. 176 Rosewill Settlement	Pt Sec. 109/Rosewill Settlement	Blk XI Pareora S.D.	115 : 0 : 00	C.L. 218/15 ✓	S.O. 11109*
Pt Res. 3535 & Pt Run 275	Run 275 ✓	As before	118175 : 2 : 00	C.L. 529/73 ✓	S.O. 11084*
Rural Section 39604 ✓	Part Reserve 3065 ✓	Blk XIII Rakia S.D.	2 : 3 : 25.7	K.749660 - ✓	11079*
Rural Section 39621 ✓	Reserve 2236 ✓	Blks XII, XVI Alford S.D.	5 : 0 : 00	K.749175 ✓	2367
Rural Section 39625 ✓	Stopped Government Road	Blk VI Tekoa S.D.	2 : 1 : 21.7	NZ Gaz. 1968 p.1822	10347L
Rural Section 39626 ✓	Stopped Government Road	Blk VI Tekoa S.D.	0 : 2 : 05.5	"	10347L
Rural Section 39627 ✓	Stopped Government Road	Blk VIII Skiddaw S.D. *	5 : 2 : 35	"	9563L
Rural Section 39628 ✓	Stopped Government Road	Blk VIII Skiddaw S.D. *	0 : 0 : 03.4	"	9563L
Rural Section 39629 ✓	Stopped Government Road	Blk VIII Skiddaw S.D. *	0 : 1 : 28.0	"	9563L
Rural Section 39630 ✓	Stopped Government Road	Blk V Tekoa S.D.	5 : 2 : 31.9	"	9699L
Rural Section 39631 ✓	Stopped Government Road	Blk V Tekoa S.D.	1 : 0 : 05.8	"	9699L
Rural Section 39632 ✓	Stopped Government Road	Blk V Tekoa S.D.	0 : 0 : 03.1	"	9699L
Rural Section 39633 ✓	Stopped Government Road	Blk V Tekoa S.D.	0 : 0 : 35.9	"	9699L
Rural Section 39634 ✓	Stopped Government Road	Blk VIII Skiddaw S.D. *	0 : 0 : 35.5	"	9893L
Rural Section 39635 ✓	Stopped Government Road	Blk VIII Skiddaw S.D. *	0 : 0 : 26.8	"	9893L
Rural Section 39636 ✓	Stopped Government Road	Blk VIII Skiddaw S.D. *	1 : 0 : 14.0	"	9893L
Rural Section 39637 ✓	Stopped Government Road	Blk VIII, XII Skiddaw S.D. *	0 : 2 : 10.9	"	9893L
Rural Section 39638 ✓	Stopped Government Road	Blk IX Tekoa S.D.	0 : 1 : 18.8	"	9893L
Rural Section 39639 ✓	Stopped Government Road	Blks V, IX Tekoa S.D.	0 : 2 : 11.8	"	9893L
Rural Section 39640 ✓	Stopped Government Road	Blk IX Tekoa S.D.	0 : 0 : 36.7	"	9893L
Rural Section 39641 ✓	Stopped Government Road	Blk VI Tekoa S.D.	7 : 3 : 30	"	9918L
Rural Section 39642	Stopped Government Road	Blk VI Tekoa S.D.	0 : 0 : 06.9	"	9918L

No L.T. Record Map as at 19/11/68. *Not on record map & therefore not shown*

CERTIFICATE OF ALTERATION

HER MAJESTY THE QUEEN { Lessor.
Licensor.

RICHARD THOMAS TURNBULL { Lessee.
Licensee.

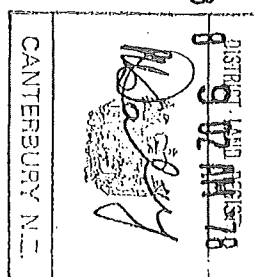
PARTICULARS entered in the Register Book,
Volume , folio ,

the day of 19.....,
at o'clock.

.....
Assistant District Land Registrar of the

District of

MWO_0021157



District Land Registry
Christchurch No.2

529/73

164686/1

CATE OF ALTERATION UNDER SECTION 113, LAND ACT 1948

IN THE MATTER of the Land Transfer Act 1952, and the Land Act 1948,

and

IN THE MATTER of Pastoral No. 60
of lease (licence) from HER MAJESTY THE

QUEEN to RICHARD THOMAS TURNBULL of Timaru, Sheep Farmer as Lessee of Part Run 275 and Part Reserve 3535, situated in Hawdon, Esk, Katrine, Okuku, Upper Ashley and Grasmere Survey Districts

Area: 47 823.9281 hectares

registered in

Vol 529 , folio 73 , Canterbury Land Registry.

This is to certify that the area in the above lease has been amended to 49 131.4673 hectares in terms of the latest redefinition of S.O. Plans 10866L, 10977L, 10995L and 11084L

SCHEDULE

(Land now in lease)

Part Run 275	48 133.9172 hectares
Part Reserve 3535	<u>997.5501</u> hectares
Total area	<u>49 131.4673</u> hectares

Leasehold Title 529/73
is amended in area
to 49 131.4673 (Redefined
by new survey office plans.
see above)

Reg and ops copy of CT
enclosed.
Blank
19.77

As witness my hand, this 14th day of March 19.77

Assistant

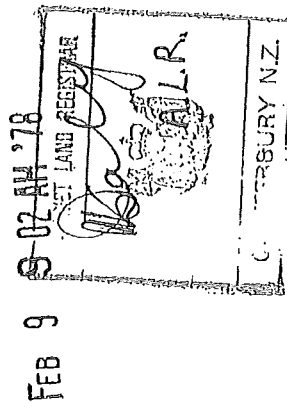
Commissioner of Crown Lands.



MWO_0020990

164900/1
pt 529/73.

District Land Registry
Christchurch No.2



Extract from N.Z. Gazette, 19 January 1978, No. 3, page 95

Land Proclaimed as Road in Malvern County

PURSUANT to section 29 of the Public Works Amendment Act 1948, the Minister of Works and Development hereby proclaims as road the land described in the Schedule hereto, which land shall vest in the Chairman, Councillors, and Inhabitants of the County of Malvern.

SCHEDULE

CANTERBURY LAND DISTRICT

ALL those pieces of land described as follows:

Area
ha

Being

7.3855 Part Run 275; coloured orange on plan. Situated in Blocks VII and XI, Hawdon Survey District.

Area
m²

Being

402 Crown land; coloured red on plan. Situated in Block VII, Hawdon Survey District.

As shown on plan S.O. 11779, lodged in the office of the Chief Surveyor at Christchurch, and thereon coloured as above mentioned.

Dated at Wellington this 25th day of November 1977.

W. L. YOUNG, Minister of Works and Development,
(P.W. 45/1347; Ch. D.O. 35/29)

E. C. Keating, Government Printer, Wellington, New Zealand—1978

Affects.

C.L. 529/73

— Crown Land, No LT. Tit

Reg. Copy 529/73 end.
Legalization Card noted.

16. 14/2/78

ORIGINALS OF

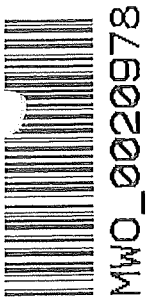
PLAN(S)

NOT SCANNED

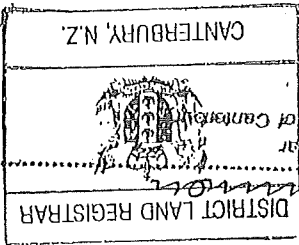
RETAINED WITH

ORIGINAL

DOCUMENT



Any name entered in the Registry at the date and of
to be recorded below.



Assistant Land Registrar
of the District of Canterbury

11.08 12.00709 C 832269/
PARTIAL REGISTER
LAND RE...

822090/2

529/73

365297/1

196/124

File: 6750 - C2320

CHANGE OF APPELLATION

Description of Land:

SECTION 1 SO 17981 situated in Block XIII Waiau
Survey District
Area: 1204 m²
Territorial Authorities: Amuri County


Former Appellation (Including Status):

Part Section 44 Block XIV Town of Waiau
(shown as parcel A)
Set apart for post office purposes by Gaz. 1989 p.3222
(Doc. 822090/2)

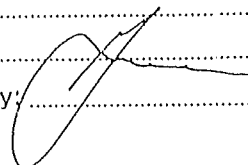
Purpose of Alteration:

Issue of title

Prepared by:

 5/9/89

Checked by:

 7/9/89



Christchurch

File: 5/3/2

CHANGE OF APPELLATION

Description of Land: SECTION 1 SO 18182 situated in
Block IV Hawdon Survey District, Blocks XIII & XIV
Katrina Survey District and Blocks I, II, V, & VI Esk
Survey District

Area: 3284.0 ha

Territorial Authorities: Malvern County Council

Former Appellation (Including Status):

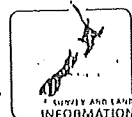
Pt Run 275 "Mt White" Pt C.L. 529/73

Purpose of Alteration:

Issue of Title

Prepared by: General 6/9/89

Checked by: 6/9/89



Christchurch

File: 8225-07

CHANGE OF APPELLATION

Description of Land: SECTION 1 S.O. 18198 situated in
Block VII Christchurch Survey District

Area: 11.2215 ha

Territorial Authorities: Waimairi District Council

Former Appellation (Including Status):

Pt Lot 2 DP 5561 Crown Land Gaz 1982 p 21
(G.N. 365297/1)

Purpose of Alteration:

Issue of title pursuant to S.25(2) S.O.E. Act 1986

Prepared by: *[Signature]* 6/9/89

Checked by: *[Signature]* 6/9/89



Christchurch

File: 5/3

CHANGE OF APPELLATION

Description of Land: SECTION 1 S.O. 18188 situated in
Block 1 Rakaia Survey District

Area: 2.0309 ha

Territorial Authorities: Ashburton County Council

Former Appellation (Including Status):

Section 17 Res. 1466 Pt C.L. 196/124
and Pt Res. 1466 Crown Land

Purpose of Alteration:

Issue of Title

Prepared by: *[Signature]* 6/9/89

Checked by: *[Signature]* 6/9/89



Christchurch

Land Notices

Conservation

Conservation Act 1987

Declaring Land to be Held for Conservation Purposes

Pursuant to section 7 (1) of the Conservation Act 1987, the Minister of Conservation and the Minister of Lands, being the Minister responsible for the Department of State that has control of the land described in the Schedule hereto, jointly declare that the land is held for conservation purposes and it shall hereafter be so held.

Schedule

Westland Land District—Grey District

6146 square metres, more or less, being Reserve 1086, situated in Block I, Waiwhero Survey District. S.O. Plan 1802.

Dated at Wellington this 30th day of March 1994.

DENIS MARSHALL, Minister of Lands.

DENIS MARSHALL, Minister of Conservation.

(File Cons C.O. 1.25.1.411)

ln2659

Declaring Land to be Held for Conservation Purposes

Pursuant to section 7 (1) of the Conservation Act 1987, the Minister of Conservation and the Minister of Lands and Forestry, being the Ministers responsible for the Departments of State that have control of the land, hereby jointly declare that the land described in the Schedule hereto, is held for conservation purposes and it shall hereafter be so held.

Schedule

Canterbury Land District—Selwyn District

14150 hectares, more or less, being Rural Section 41249, situated in Blocks II, III, VI, VII, XI and XII, Minchin Survey District, Blocks IX and XIII, Katrine Survey District, Blocks III, IV, VII and VIII, Hawdon Survey District and Blocks I and V, Esk Survey District. S.O. Plan 15334.

280 hectares, more or less, being Rural Section 41260, situated in Blocks VI, VII, X and XI, Hawdon Survey District. S.O. Plan 15335.

1740 hectares, more or less, being Rural Section 41261, situated in Blocks X, XI, XIV and XV, Hawdon Survey District. S.O. Plan 15335.

Dated at Wellington this 30th day of March 1994.

DENIS MARSHALL, Minister of Conservation.

DENIS MARSHALL, Minister of Lands.

JOHN FALLOON, Minister of Forestry.

(DOC. NAP 031)

ln2751

Declaring Land to be Held for Conservation Purposes

Pursuant to section 7 (1) of the Conservation Act 1987, the Minister of Conservation and the Minister of Lands, being the Minister responsible for the Department of State that has control of the land, hereby jointly declare that the land described in the Schedule hereto, is held for conservation purposes and it shall hereafter be so held.

Schedule

Canterbury Land District—Selwyn District

632.8000 hectares, being Section 1, S.O. Plan 18026, situated in Blocks VII, VIII, XI and XII, Hawdon Survey District and Block V, Esk Survey District. Part Document No. 886443/1.

2262.1000 hectares, being Section 1, S.O. Plan 18027, situated in Blocks IX, XIII and XIV, Katrine Survey District, Block I, Esk Survey District and Block IV, Hawdon Survey District. Part Document No. 886443/1.

393.1000 hectares, being Section 1, S.O. Plan 18028, situated in Blocks X and XI, Hawdon Survey District. Part Document No. 886443/1.

42.4000 hectares, being Section 2, S.O. Plan 18028, situated in Block XI, Hawdon Survey District. Part Document No. 886443/1.

27.2000 hectares, being Section 3, S.O. Plan 18028, situated in Block X, Hawdon Survey District. Part Document No. 886443/1.

332.6000 hectares, being Section 4, S.O. Plan 18028, situated in Blocks XIV and XV, Hawdon Survey District. Part Document No. 886443/1.

2813.0 hectares, being Section 1, S.O. Plan 18181, situated in Blocks VIII, XI, XII, XV and XVI, Hawdon Survey District and Blocks V and IX, Esk Survey District. Part Document No. 886443/1.

3284.0 hectares, being Section 1, S.O. Plan 18182, situated in Blocks XIII and XIV, Katrine Survey District and Blocks I, II, V and VI, Esk Survey District and Block IV, Hawdon Survey District. Part Document No. 886443/1.

Dated at Wellington this 30th day of March 1994.

DENIS MARSHALL, Minister of Conservation.

DENIS MARSHALL, Minister of Lands.

(DOC. NAP 031)

ln2752

1/1

New Zealand Walkways Act 1990

Declaration That Land is a Walkway

Pursuant to the New Zealand Walkways Act 1990, and to a delegation from the Minister of Conservation, the Regional Conservator, Wanganui Conservancy, hereby declares the land described in the Schedule to be a walkway.

Schedule

Wellington Land District

All those pieces of land situated in Block XI, Waipakura Survey District, described as follows:

(a) Part Lot 2, D.P. 63450, being part C.T. 38C/17; as marked "D" on D.P. 67592.

Transit New Zealand

Transit New Zealand Act 1989

Bylaw Fixing the Maximum Speed of Vehicles on Part of State Highway 1 at Silverdale

Pursuant to section 61 (2) of the Transit New Zealand Act 1989, and section 72 (1) (j) of the Transport Act 1962, Transit New Zealand makes the following bylaw.

Bylaw

1. This bylaw may be cited as Transit New Zealand Bylaw 1994/3.
2. This bylaw shall come into force immediately.
3. In this bylaw "motor vehicle" has the meaning assigned to it in section 2 (1) of the Transport Act 1962.
4. No person shall drive any motor vehicle at a speed exceeding 80 kilometres an hour on that part of State Highway No. 1 at Silverdale from a point 105 metres south of the Moffat Road/State Highway No. 1 intersection at RP 288/8.49 (abutting the 50 kilometre speed restriction) for a distance of 2.95 kilometres in a southerly direction to a point 400 metres south of the East Coast Road/State Highway No. 1 intersection at RP 288/11.44.
5. Every person who commits an offence against this bylaw is liable upon summary conviction to a fine not exceeding \$500.

This bylaw is made by delegated authority from the Transit New Zealand Authority.

Dated at Wellington this 1st day of July 1994.

J. H. VAN BARNEVELD, Land Transport Manager, Transit New Zealand.

au5066

Valuers Registration Board

Valuers Act 1948

Notice of Appointment of Members to the Valuers Registration Board

Notice is hereby given that, pursuant to section 3 of the Valuers Act 1948, the Minister in Charge of the Valuation Department has appointed

Donn James Armstrong

Gwendoline Petronella Louise Daly

Michael Evan Leigh Gamby

to be members of the Valuers Registration Board, to hold office for a term of 3 years commencing on the 1st day of May 1994. The said Michael Evan Leigh Gamby having been appointed on the recommendation of the New Zealand Institute of Valuers, pursuant to section 3 (2) (b) of the said Act.

Dated at Wellington this 23rd day of June 1994.

DENIS MARSHALL, Minister in Charge of the Valuation Department.

au5072

Land Notices

Conservation

Conservation Act 1987

Declaring Land to be held for Conservation Purposes

Pursuant to section 7 (1) of the Conservation Act 1987, the Minister of Conservation and the Minister of Lands, being the Minister responsible for the Department of State that has control of the land described in the Schedule hereto, jointly declare that the land is held for conservation purposes.

Schedule

Marlborough Land District—Marlborough District

441 square metres, more or less, being Section 1, S.O. Plan 7151, situated in Block XIV, Wakamarina Survey District.

Dated at Wellington this 29th day of June 1994.

DENIS MARSHALL, Minister of Conservation.

DENIS MARSHALL, Minister of Lands.

(CO LAN: 177)

ln5053

Land Act 1948

Reservation of Land

Pursuant to section 167 of the Land Act 1948, the Minister of Conservation, with the consent of the Minister of Lands, hereby sets apart the land described in the Schedule hereto,

as local purpose (river conservation) reserves subject to the provisions of the Reserves Act 1977.

Schedule

Canterbury Land District—Mackenzie District

328 square metres, more or less, being Section 21, Block XII, Fairlie Village Settlement, formerly part Reserve 3078. Crown land by *New Zealand Gazette*, 1985, page 597.

1900 square metres, more or less, being Section 22, Block XII, Fairlie Village Settlement, formerly part Reserve 3078. Crown land by *New Zealand Gazette*, 1985, page 597.

Both situated in Block VII, Tengawai Survey District. S.O. Plan 16923.

Dated at Wellington this 29th day of June 1994.

DENIS MARSHALL, Minister of Conservation.

(D.O.C. RSLO16)

ln5055

National Parks Act 1980

Adding Land to Arthur's Pass National Park

CATHERINE A. TIZARD, Governor-General

ORDER IN COUNCIL

At Wellington this 20th day of June 1994

Present:

THE HON. J. M. SHIPLEY PRESIDING IN COUNCIL

Pursuant to section 7 of the National Parks Act 1980, Her Excellency the Governor-General, acting with the advice and consent of the Executive Council, hereby declares that

the land described in the Schedule hereto, shall as from the 28th day after the publication of this Order-in-Council in the *New Zealand Gazette*, be national park subject to the National Parks Act 1980, and shall be added to and form part of Arthur's Pass National Park.

Schedule

Canterbury Land District—Selwyn District

14 150 hectares, being Rural Section 41249, situated in Blocks II, III, VI, VII, XI, and XII, Minchin Survey District, Blocks IX and XIII, Katrine Survey District, Blocks III, IV, VII and VIII, Hawdon Survey District, and Blocks I and V, Esk Survey District. S.O. Plan 15334.

280 hectares, being Rural Section 41260, situated in blocks VI, VII, X and XI, Hawdon Survey District. S.O. Plan 15335.

1740 hectares, being Rural Section 41261, situated in Blocks X, XI, XIV and XV, Hawdon Survey District. S.O. Plan 15335.

632.800 hectares, being Section 1, S.O. Plan 18026, situated in Blocks VII, VIII, XI and XII, Hawdon Survey District and Block V, Esk Survey District.

2262.1000 hectares, being Section 1, S.O. Plan 18027, situated in Blocks IX, XIII and XIV, Katrine Survey District, Block I, Esk Survey District and Block IV, Hawdon Survey District.

393.1000 hectares, being Section 1, S.O. Plan 18028, situated in Blocks X and XI, Hawdon Survey District.

42.4000 hectares, being Section 2, S.O. Plan 18028, situated in Block XI, Hawdon Survey District.

27.2000 hectares, being Section 3, S.O. Plan 18028, situated in Block X, Hawdon Survey District.

332.6000 hectares, being Section 4, S.O. Plan 18028, situated in Blocks XIV and XV, Hawdon Survey District.

All being land held for conservation purposes by *New Zealand Gazette* 1994, No. 33, page 1341.

MARIE SHROFF, Clerk of the Executive Council.

(DOC H.O. NP. 11A/1/1, R.O. NAP 031)

In5054

Reserves Act 1977

Declaration That Land is Reserve and Naming of Reserve

Pursuant to the Reserves Act 1977, and to a delegation from the Minister of Conservation, the Acting Regional Conservator, Auckland Conservancy, Department of Conservation, hereby notifies that the following resolution was passed by The Auckland City Council on the 15th day of August 1991:

"That, in exercise of the powers conferred on it by section 14 of the Reserves Act 1977, The Auckland City Council hereby resolves that the piece of land held by the said city in fee simple and described in the First Schedule hereto, shall be, and the same is hereby declared to be a recreation reserve and the piece of land held by the said city in fee simple and described in the Second Schedule hereto, shall be, and the same is hereby declared to be a local purpose (community buildings) reserve, within the meanings of the said Act."

Furthermore, the Acting Regional Conservator here declares that the reserve, described in the First and Second Schedules hereto, shall hereafter be known as the Anzac Reserve.

First Schedule

North Auckland Land District—Auckland City

6635 square metres, more or less, being Lots 29, 32, 33, and 35, D.P. 11378. All certificates of title 795/7, 869/7, and 328/297.

Second Schedule

North Auckland Land District—Auckland City

2567 square metres, more or less, being Lots 30 and D.P. 11378. All certificate of title 313/120.

Dated at Auckland this 24th day of June 1994.

B. AYRES, Acting Regional Conservator.

(File: LRC 800)

In4935

Cancellation of Vesting of Quarry Reserve (Corbett Road) in the Rotorua District Council

Pursuant to section 26 (4) of the Reserves Act 1977, and a delegation from the Minister of Conservation, Regional Conservator for the Department of Conservation hereby cancels the vesting in The Rotorua District Council of the quarry reserve described in the Schedule hereto.

Schedule

South Auckland Land District—Rotorua District

2.2712 hectares, more or less, being Section 25, Block X Tarawera Survey District. All *New Zealand Gazette*, 19 page 916. (S.O. Plan 40130). Recorded on N.Z.M.S. 2 U16 Sheet 6.3.

Dated at Rotorua this 24th day of June 1994.

D. FIELD, Regional Conservator.

(DOC C.O. RLP 244)

In5056

Revocation of Appointment to Control and Manage a Reserve and Appointment of a Voluntary Organisation to Control and Manage

Pursuant to the Reserves Act 1977, and to a delegation from the Minister of Conservation, the Regional Conservator, Canterbury, hereby revokes the appointment of The Waimate Museum Trust Board to control and manage The Waimate Court House Historic Reserve described in the Schedule hereto, and further, appoints The Waimate Historical Society Incorporated to control and manage the said reserve, subject to the provisions of the said Act as an historic reserve.

Schedule

Canterbury Land District—Waimate District

2523 square metres, being Section 612, Town of Waimate (formerly part Reserve 368). All *New Zealand Gazette* 1983, page 4169, S.O. 15778.

Dated at Christchurch this 1st day of July 1994.

M. J. CUDDIHY, Regional Conservator, Canterbury.

(DOC C.O. RSH 026)

In5058

Amendment of Notice

Pursuant to section 6 (3) of the Reserves Act 1977, and to a delegation from the Minister of Conservation, the Regional Conservator of the Department of Conservation, Wellington, hereby amends the notice Classification Reserve published in *New Zealand Gazette*, 12 May 1994, No. 45, page 1635, by deleting the First Schedule and substituting in its place the following First Schedule.

P.60.

Mt. White:

Visit from Mr. Ray Marshall, appointed manager following Ron Bell's departure in 1973. Had worked on Mt. White (7 yrs?) also managed Glen of Skea until Michaelson took over, and was later managing Sherwood, following Don Dumberry's death.

Had seen C.C.B. and was still voicing concern as to security when lease came up for renewal if much improvement work was done. Had impression that we might want to shut large areas of station up.

Reassured him about rights of renewal but said I could see advantages to partnership in going into a run plan which would involve some retirement that could subsidise their present & projected development programme. Said we were somewhat concerned at condition of "Pakiti" faces and he agreed that there had been considerable pressure on them, which would now be eased as 2 tooth would not be going out there since development around freshhold. He seemed to favour a run plan and said that Hugh Turnbull (officially in charge) was keen to improve property. Marshall also felt that some offer of assistance by N.C.C.B. or Lands Dept. to overrow 30 to 50 acres on steep face by Mt. White, burnt in 1972 fire would encourage leasees to have this done. He is concerned at what will happen if some action is not taken.

Said he would welcome visit by anyone from Dept.

J. Morgan
14/3/74.

(d) Where is the play now?

Answer (By Mr Wooster) "In our court. I have to do a summary with District Solicitor and submit it to H.O."

6. The District Solicitor's opinion is known to have been given in writing but now cannot be found. It may still be in some out-of-the-way place in the office but it is more likely

- * That it was rubbished when Mr Hutchesson left the Department;
- * That it was lost during the office extensions and shifting round, or
- * That Mr Fitzgerald took the opinion to Wellington to discuss it with the Office Solicitor (Mr Heenan) during a visit to Wellington on another matter.

7. Recapitulating it would seem

- * That some doubt as to the status of the land involved (and included) in the lease for Run 275 Mount White was raised by the Mapping Division (Mr J.J. Paterson) on 2 May 1968 Ref. APB1 fol. 510. A history was prepared by Titles (Mr P. Savage). Ref. APB1, fol. 511.
- * At about the same time Board members queried the Park boundary with Riversdale Flats - the bush edge or a straight line with a poplar tree as one marker. (Mr Fitzgerald undertook to get the boundary defined. The "bush edge" was held unsatisfactory because it could recede or even advance and thus leave grounds for dispute.)
- * The Board was conscious of the Park's lack of flat clear land and in the Hawdon area looked to the Riversdale Flats. It was thought the Park should extend to the bank of the Waimakariri. (Mr Fitzgerald also undertook to investigate this and report back to the Board).
- * A complication was that the Riversdale area contained several "islands" of freehold.
- * That the questions arising namely,
 1. Whether the land is reserved for national park purposes and whether it is available for addition to Arthur's Pass National Park and when
 2. What actions are necessary
 Should be pointed out and dealt with afresh.

Note: The Board had no intention of depriving Mount White Station of the grazing rights during Mr Turnbull's ownership. It envisaged granting the Station a grazing lease should the land be added to the Park but there were some side glances, discussion and mental reservations about the presence of some hefty bulls and bullocks which had formed a habit of camping in groups on or alongside the Mount White road and walking tracks.

for M.D. [Signature]
Parks Section

ARTHUR'S PASS NATIONAL PARK

Commissioner of Crown Lands,
CHRISTCHURCH

RIVERSDALE FLATS ; MOUNT WHITE STATION

1. You have asked what the position is with the Riversdale Flats.
2. The first time you became really involved in this issue was when you noticed that action was still outstanding. Your filenote APB1 fol. 574 17 February 1971. Originating actions on APB1 folios 551A, 547A, 511, 510 and 485.
3. The position as far as the Board is concerned is unchanged from 1969 when the minutes of the Arthur's Pass National Park Board meeting held on 8 October 1969 recorded:

"Riversdale Flats : Legal Ownership APB1. APB15/1. P.60

The Chairman reported that in company of Mr McAlpine he had discussed with Mr Turnbull, the owner of Mount White Station, the question of legal ownership of part of the Riversdale Flats. Mr Turnbull was informed that the Departmental District Solicitor considered the area had been wrongly included in the Mount White Pastoral Run and that the land actually was reserved for National Park purposes; the question had been referred to Head Office, Lands and Survey Department for confirmation. Mr Turnbull had said that he would be prepared to abide by the Department's decision."

(Reference APB1, Fol. 551A).

4. The matter was handled by Mr Fitzgerald (as A/O.C.L. and Chairman of the Board) with the brunt of the work falling on Titles (Mr Morse) and District Solicitor (Mr Hutchesson)
5. Arising from your filenote on APB1 fol. 574 the following questions were put to Titles on 13 July 1971 and were answered on the 16th.

- (a) Is there anything in writing to substantiate Chairman's statement that the District Solicitor considered Riversdale Flats had been wrongly included in the Mount White Run?

Answer (By Mr Wooster) "Not that I can see although District Solicitor (Mr Mouat) remembers doing an opinion for the previous District Solicitor (Mr Hutchesson)."

- (b) If so, was the matter referred to H.O. for confirmation as stated by Chairman in the same statement?

Answer (By Mr Wooster) "N.A. i.e. No."

- (c) Has there been any D.O. variation in the District Solicitor's opinion since the Chairman's statement?

Answer (By Mr Wooster) "No. Apparently correct and Chief Surveyor seems to agree".

3265
-13

He could claim any compensation since the lessee and his predecessors have had the benefit of sixty years grazing on land to which they were never entitled.

On the basis that this land forms part of a duly gazetted reserve, I consider that the appropriate action now would be:

1. To write to the present lessees (and the caveator) of Mount White informing them of the proposed course of action (as set out below) and that no compensation will be payable.
2. Apply to the D.L.R. pursuant to S. 100 Reserves and Domains Act to
 - (a) issue a new C.T. in respect of Reserve 3535;
 - (b) exclude the same land out of P.L. 60 as registered in C.T. 529/73.
3. Request the Governor-General to issue an Order in Council declaring this reserve to be a National Park subject to the National Parks Act and that it be added to Arthur's Pass National Park.

10. I suggest that Mr Horse be asked to peruse this opinion in view of his wide knowledge of reserves matters.

11/2

P.G. Hutcheson

(P.G. HUTCHESON)
District Solicitor

- 2 -

On the history outlined by Mr Sayage as from a search of the present Pastoral Lease of Mount White (P.60 registered as Volume 525, folio 73 in L.T.O.) this area is still part of that Pastoral Lease. This Pastoral Lease is for a term of 33 years running from 1 January 1956 which means that there is still another 20 years to run.

Present Position:

Quite clearly this piece of land is at present both a reserve and part of a Pastoral Lease. I think it is significant that in the Pastoral Lease this particular area is not described as "Reserve 3535". Therefore it appears that since the Gazetteal in 1901 the reserve's designation has been overlooked by this office when issuing pastoral leases or licences for Mount White.

The question now arises as to whether the Department can take action to exclude Reserve 3535 from the present Pastoral Lease over Mount White. In this respect I consider the paramount fact to be that the 1901 Gazetteal must over-ride any subsequent inclusion of the land in a pastoral lease. However, as far as I know there is no specific legislation dealing with a situation where a reserve which has been wrongly included in a pastoral lease.

The National Parks Act 1952 does not help a great deal since that Act generally applies only to national parks once they have been duly constituted as a national park. This is not the case here as the area still remains a reserve. However, I note that by virtue of S.10 of the National Parks Act "the Governor-General may by Order in Council declare that any land of the Crown ... or any public reserve vested in Her Majesty ... or any land acquired by the Crown for national park purposes shall be a National Park subject to this Act and may in like manner add any such land to any park." This Act also (by S.13) provides for the acquisition of any private land or the interest of any lessee or licensee by way of purchase.

The Reserves and Domains Act 1953 is slightly more in point and I shall list below the provisions of this Act which, I think, may be applicable:

- (a) "Section 12(2) All lands which are public reserves within the meaning of this Act ... shall continue to be public reserves for the same purposes as those for which they were held immediately before the commencement of this Act". This I think is sufficient ground on which to treat this land as a "public reserve".
- (b) Section 14 does give the Minister power, where there is any doubt or uncertainty as to whether any land is a public reserve, to declare that the land is or is not a public reserve. The method by which this may be done is a notice in the Gazette and S.14 continues "every such notice shall have effect according to its tenor".
- (c) It is also significant that the Reserves and Domains Act provides specific machinery for the revocation of a reserve and this quite clearly denotes that a reservation cannot lapse or be overriden by any prescriptive rights. This just adds further authority for the view that the 1901 reservation is still operative.
- (d) Section 22 provides that the D.L.R. is not to give effect to any dealing with any public reserve except in conformity with the trusts upon which the reserve is held for the time being.
- (e) Section 100 provides for the issue of a Certificate of Title for a public reserve on the written request of the Commissioner.

The Land Act 1948

Section 117 of this Act does provide for land held under a Crown Lease or Licence to be resumed by the Governor-General if, in his opinion, the land is required for a road or street or any public purpose and further provides for the payment of compensation if the land is resumed.

Conclusion

In my view the provisions of S. 117 Land Act may be ignored since technically speaking the Crown would not be resuming this land if it were taken out of the Pastoral Lease. The position, it seems to me, is that the Crown would be taking back something which rightfully belongs to it and which has wrongly been leased to another person. I do not consider that the present lessee of Mount

CHRISTCHURCH.

8 August 1968

The Asst. Commissioner of Crown Lands,
OFFICE.

PART RESERVE 3535 ADJOINING ARTHUR'S PASS NATIONAL PARK

I have been asked to advise you on whether part Reserve 3535 is part of Arthur's Pass National Park or can be claimed as part of the park. I have perused Mr Savage's notes on the history of this land and have found these to be very helpful. In 1901 this land formed part of a Pastoral Run Licence which had been issued to the N.Z. Loan & Merc. Ltd. in 1890.

In 1901 there was a Gazette Notice (page 1026) which temporarily reserved from sale some 150,000 acres in this area "for the purpose of a national park" as shown on Plan S.G. 44401 deposited at Head Office. On file R 3535, there is a plan of this proposed National Park Reserve and the land in the Riversdale/Hawdon River area is definitely included in this reserve.

The Effect of the Reservation

The Gazettal was made pursuant to S 235 Land Act 1892 which provides as follows:

"The Governor may from time to time ... reserve from sale temporarily, notwithstanding that the same may then be held under pastoral licence, any Crown lands which in his opinion are required for any of the following purposes (and then follow certain purposes) ...

5. For gardens, parks, domains ... etc"

This Gazettal was later followed by a further Gazettal (1901, page 2034) which permanently reserved this land as "national park". In terms of S. 237 of this Act, this land was thereafter to be a reserve to be held on trust for the purpose for which it was reserved.

The effect of these gazettals was, in my view, to take this land out of the Pastoral Run Licence in which it had previously been included. In this regard I note that S. 235 contemplated just this type of action by using the words "notwithstanding that the same may then be held under pastoral licence". Thereafter this land should have been treated as a reserve.

At this point the land begins to have a double history.

As A Reserve: This reserve would come within the scope of the Public Reserves and Domains Act 1908 and succeeding Acts dealing with reserves, especially the Public Reserves, Domains and National Parks Act 1928 (which replaced the 1908 Act). At this stage I should mention that both these Acts contain provision for the temporary leasing of reserves, but I do not think these provisions were ever invoked and therefore I do not propose to consider them.

In my view, from 1901 to 1928 this land had the status of a "public reserve" without any special provisions attaching to it.

The 1928 Act does contain certain provisions relating to the setting up of National Parks. However, these provisions only relate to land which after the passing of that Act was declared by Order in Council to be a national park. Therefore this reserve was not made part of a national park by this Act. The same applies to the National Parks Act 1952.

Therefore it appears that this land is not a reserve, vested in the Crown by virtue of the 1901 Gazettal and held under the Reserves and Domains Act 1908.

As to the Pastoral Run, Mr Savage has explicitly acknowledged the history of the land as part of the "Pastoral Run". There is no need for us to consider

P.60

CHRISTCHURCH

26 September 1969

Office Solicitor, ROAD OFFICE

PART RESERVE 3535 ADJOINING ARTHUR'S PASS NATIONAL PARK

Dear Sandal,

... The Assistant Commissioner has asked me to write to you regarding an opinion of mine on the status of certain land adjoining Arthur's Pass National Park. A copy of my opinion and a plan of the land concerned is enclosed but briefly the position is that for many years this particular piece of land (known as the "Riversdale Flats") has been thought to be part of Run 275 ("Mount White"). That has been overlooked for some 50 years is the fact that this same land is part of Reserve 3535. Because this has been overlooked, the land has been included in renewals of Run 275 and therefore now has two legal appellations. The basic question is really which of these two appellations is the correct one. You will see from my opinion that I consider the Reserve appellation to be paramount but if I am correct this, of course, raises some difficult questions as to whether the Lessee is entitled to any compensation, etc.

If you require any further information please let me know. The closed volume setting out the background to the original Gazetteal as a Reserve in 1901 is available if you want it.

Regards.

Encls.

(P. G. Hutchesson)

Hawdon-Andrews (Riversdale) area of R 275 (previously 175) is definitely part of Reserve 3535 "for National Park purposes", although not in Arthur's Pass National Park itself, and no gazette has been issued since 1901 to prove this otherwise. Refer map page - 6.

2. Previous search notes have not taken into account the original boundary of National Park Reserve 3535. Refer search notes 1946 - folio 81 of Pr 563, Schedule of Plan and Documents received 1964 - folio 495 of 8/6/1 (closed vol.) and letter folio 580 of 8/6/1. Also the latest maps of the area clearly show no National Park land in the Riversdale area of Run 275.

3. Since previous search notes have been inaccurate and also because there has never been a document after the 1901 Arthur's Pass Gazette Notice to say that R 275 (R 175) is a pastoral licence within a National Park, the present status records for this land do not give the true picture.

4. The result is, that by the 4th Schedule of the National Parks Act 1952, the boundary of Arthur's Pass National Park has possibly been pushed back too far - (to the north and western boundaries of R 275 (R 175)), i.e., to the run boundaries which existed before 1901 and after.

5. The present recommendation of the Arthur's Pass National Park Board to have this area included in the park is necessary since

- (a) the area has been reserved for national park purposes for 67 years! See Appendix A.;
- (b) the present-day licence of R 275 still extends into this reserved land without reference to its being on National Park land;
- (c) the Riversdale area should be included within Arthur's Pass National Park so that the park boundaries can easily be defined on the ground and the public will then have no need to go up against the mountainsides in the Hawdon-Andrews area (where present National Park boundary is) to keep within the national park;
- (d) previous titles over the freehold sections in the middle of the Riversdale Run land do not show the surrounding run land as being National Park Reserve held on Pastoral Licence, but show the surrounding land as Crown land - ref. C.T. 406/81 - 1928.
- (e) as suggested by the District Solicitor, I telephoned Mr G. Holdsworth (former Chief Draughtsman) on 13.6.68 and he said that if the land was required by the Park Board then as National Park Reserve it should be taken out of Run 275 and added to the Arthur's Pass National Park. This was generally the same opinion as Mr Holdsworth had in 1952 (see Appendix C).
- (f) Former Pastoral Run Licences PR 99, PR 264, PR 380 and PR 563 do not show any relevant clauses that would make the Riversdale land subject to withdrawal from the licence if so desired by the Department or Park Board.

P. L. Savage
(P. L. SAVAGE)
Titles Section

14.6.68

1916: Pursuant to S's 56 and 57 of the LAND LAWS AMENDMENT ACT 1915, the whole of R 175 was let for 21 years. Licence transferred to D.C. Turnbull.

1924: Folio 14 of PR 563 -

"...The area of R 175 is 22,000 acres and includes approx. 4500 acres of Forest Reserve".

1924: Term of licence extended for 7 years beyond 28.2.38. Under S.14 LAND LAWS AMENDMENT ACT 1921-22.

1938: Memo to D.C. Turnbull to remind him about preservation of Bush on his leased land.

1938: Gazette, page 1681, 1 acre 3 roods 15.8 perches taken for railway and a copy of a lease for this period shows the new area of R 175 as being 21,998 acres o roods 24.2 perches!!!

1945: Licence extended for 5 years under S. 25 R.O.L.D. Act 1941.

1949: Licence surrendered by Turnbull due to stock losses and scarcity of labour in war years.

1946: Search form on folio 81 of PR 563 shows area as being 21998/-/24.2 p's.

** 1947: Licence extended for 2 years from 1950 under S 3(1) R.O.L.D. Act 1943 (Licence extended to 1952).

1948: Proposed to lease areas to D.C. & R.T. Turnbull with certain conditions included:

"...Officers and employees of the Dept. of Internal Affairs to have right of egress and regress over the land in the licence to establish whether deer etc. are infesting it."

1948: New lease diagram made up as follows:-

*Reduced to 17920 - PR 380 Riversdale (R 175),
38510 - PR 454 Mt White
56430 acres approx.

*i.e., State Forest Reserves 3282 and 3283 were excluded from R 175.

1949: 21 year licence to D.C. & R.T. Turnbull under S 277 Land Act 1924.

1952: National Parks Bill in which Arthur's Pass National Park was created and park boundaries did not include Part R 175 at all. See Appendix C.

1955: Land from Upper Poulter added to park although original gazette 1901, pages 1026 and 2034 had already reserved it and made it part of National Park Reserve 3535. Some of this land at Upper Poulter was not included in the 1901 Gazette, but was included along with that already reserved (1901) in Gazette 1963, page 145 - see map page (6).

i.e., Upper Poulter *(2115 acres of National Park Reserve 3534
(
Land Gazetted (1235 " Crown land
1963 page 145 (385 " State Forest Reserve 3282.
National Park

* The 2115 acres were already National Park by Gazette 1901, pages 1026 and 2039.

1965: The same applies to land "added" to the park from the Hawdon River and Andrews Stream area. It was already gazetted National Park 1901, pages 1026 and 2034 and again gazetted as such in 1965, page 1458.

1968: This land is still part R 275 and part Reserve 3535 reserved for National Park purposes.

CONCLUSION

1. The 1901 boundary of National Park Reserve 3535 cannot be refuted. The

4. R 175 was withdrawn from sale after the licensee made representations concerning management - see 1903 above.

The last paragraph of the letter reads -

"I am therefore directed by the Land Board to recommend that a licence of Run No. 175, 17,400 acres, for a term of 3 years from March 1st. 1904, under Section 219 of "THE LAND ACT 1892", be granted to Fredk. Jas. Savill, at a rental of £250 per annum".

1904: Accordingly, the licence over R 175 was extended for 3 years until 1907 under S. 219 of THE LAND ACT 1892. It was agreed that this licence should be renewed every 3 years until it expired along with Mt White licence in 1917.

Section 219 of the Land Act 1892 reads -

"The Governor, on the recommendation of the Board, in the case of any pastoral lands, may from time to time until sold or otherwise disposed of, give a temporary licence, for a period not in any case to exceed three years, to graze over the land, at such rental as they may deem equitable.

Every such licence shall be surrendered on demand to be cancelled in respect of so much of the land as from time to time shall be sold, selected or otherwise disposed of, without any right to compensation on any account whatever accruing to the licensee, who, however, shall have the right, for such reasonable time as the Board may determine, to remove any temporary fencing he may have erected on such land.

The provisions of Section 193 (limitations of holding runs), shall not apply in respect of any temporary licence which may be granted under this section."

1907: Letter to H.O. folio 3723/69 on PR 453 mentioned that the area of R 175 was 17,400 acres and at that time it was "... low country ... practically necessary to the holder of adjoining Mt White Station of 122,000 acres of high country ... and the character of Mt White Station was such that, unless held in conjunction with one of the adjoining lower runs, it would probably prove unworkable."

1907: Licence over Run 175 extended for further 3 years.

1910: Area of R 175 still 17,400 acres. Lease extended for further 3 years under S 255 of LAND ACT 1908, virtually same as previous S 219 of Land Act 1892 refer above to 1904.

1910: License transferred to Studholme & McAlpine and licence renewed to 1916 pursuant to S 255 of the LAND ACT 1908.

Area of Licence: 17,400 acres.

1915: Note on folio 3725/108 of PR 453 mentions that the area of R 175 is now 22,000 acres*. License extended for 1 year from 1916 pursuant to S 255 of LAND ACT 1908 to expire in line with licences for R 176-7 which expired 1917.

*Presumably the Forest Reserves had been added back in, although there is nothing on file.

1915: Area - 22,000 acres.

1915: Letter from Crown Lands' Ranger stated that R 175 was "... bounded by the Waimakariri River on the south, by the Poulter River on the east and the National Park Reserve 3535 on the west and north. There are 823 acres of freehold land cut out of the run, all level ..."

Also mentions that the area of R 175 is 17,410 acres "... exclusive of Forest reserves ..."

Suggests that R 175 and 176 should be grouped under one lease to facilitate stock management from high to low country.

A following map shows R 175 extending into the Hawdon Area as verified in the C.L.R.'s letter, but the area is given on the map as being "R 175, 22,000 acres".

Therefore, the Hawdon area of R 275 (175) was included in Reserve 3535 except for Rural Sections 30620, 30621, 34537, 6712, 22648, 35369, 6713, 3520 and 33556 which are freehold now owned by the Licensee of Run 275 (Mt White).

Section 235 of the Land Act 1892 under which above gazettal was made reads -

"The Governor may...whether the same has been surveyed or not, reserve from sale temporarily...any Crown lands...which in his opinion are required for any of the following purposes..."

- (5) For gardens, parks, domains, or commons, or for the health, recreation, convenience, or amusement of the people, or for burial-grounds or cemeteries; or
- (9) Any land containing thermal, mineral, or other springs which he may think should be so reserved for the public health, or any land wherein or whereon natural curiosities or scenery may exist of a character to be of national interest."

Gazette notice required.

1901: Next the above-mentioned land (R 3535) was permanently reserved (1901, page 2034) as National Park pursuant to Section 236 of the Land Act 1892 in the following manner:

<u>Land District</u>	<u>Locality</u>	<u>Section</u>	<u>Block</u>	<u>Area</u>
Canterbury	Minchin, Bealey, Davie and Hawdon Survey Districts	R 3535	X	150,000
<u>Purpose</u>	<u>Date of Warrant</u>			
Nat. Park	2nd May			

Section 236 of the Land Act 1892, under which above gazettal was made, reads: that after 1 month of temporary reservation land concerned may be permanently reserved. Gazette notice required.

It would appear therefore, that in 1901 this land formed part of a duly gazetted Permanent Reserve. Despite this it was still treated by Lands Dept. as part of Run 175. This is shown by the following:

1902: Maps forwarded to the Dept. by the N.Z. Loan & Mercantile Co. (Lessees of R 175) show the fence and paddocks on R 175 which at that time definitely extended into the Hawdon-Andrews area. No comment was made by the Dept. at the time regarding this.

1903: It was proposed to offer R 175 for sale under Section 207 of Land Act 1892 as a separate run, but it was withdrawn from sale because the licensees pointed out that unless R 175 "Riversdale" (a flat area) was run in conjunction with R 176 "Mt White" (a relatively steep area) it would be difficult to manage Mt White Run on an economic basis.

After withdrawal from sale, the licence over R 175 was transferred to F.J. Savill.

Note: There was still a current licence running from 1896 to 1904, formerly held by N.Z. Loan Mercantile Co. Ltd.

A letter on folio 3723/50 of file PR 453 gives the following information:

1. 1896: The licence to 1904 over R 175 - 22,000 acres - was granted under the PASTORAL TENANTS RELIEF ACT 1895.
2. 1903: Proposed to offer R 175 for sale.
3. In preparation for the offering, the area of R 175 was reduced from 22,000 acres to 17,400 acres (a reduction of 4,600 acres).

The letter reads -

"This run, with a revised area of 17,400 acres (the area of Forest Reserves included within the original boundaries having been deducted), was included among those proposed to be offered last Feb."

Note: The above-mentioned "Forest Reserves" were not Nat. Park land, they were State Forest Reserves and did not affect that part of

In reply to request by Mr J. Patterson, Mapping Division, for a clear definition of land status in the Riversdale area. See Appendix A.

LOCATION

Along the north bank of the Waimakariri River at its confluence with the Hawdon River, Andrews Stream and Foulter River. R 275 is situated in the Survey Districts of Katrine, Bealey, Hawdon, Esk, Grassmere and Upper Ashley.

PRESENT AREA

118,175 acres 2 roods 00 perches.

PRESENT DESCRIPTION

Part Run 275 - alternatively, part Reserve 3535 in Block I Hawdon Survey District.

HISTORY

This area was formerly part of Riversdale Run (Run 175).

1890: Together with Runs 174, 176 and 177 (Mt White and Cora Lynn), Run 175 was included in a Pastoral Run Licence issued to the N.Z. Loan and Mercantile Agency Co. Ltd. The licence number was PR 99. (Later Runs 174, 175, 176 and 177 were to be amalgamated to form Run 275, "Mt White" in 1948.)

Total Area of Runs 174 - 177: 169,000 acres. Ref. file PR 453.

1892 to 1894: After severe snow storms, the Company suffered heavy stock losses on Runs 174-7. The average yearly loss amounted to £1,290. 0. 0.

1896: The licence over these runs (including Riversdale - R 175) was extended for 8 years from 1 March 1896 at a reduced rental to offset the previous economic losses. This was renewed under THE PASTORAL TENANTS RELIEF ACT 1895.

Note: This extended licence covered the period 1896 - 1904 (8 years).

Area of R 175 At This Time: 22,000 acres.

In the meantime, before lease expiry - due in 1904 - the following took place:

1901: Land in Arthur's Pass area gazetted as Res. 3535 for National Park Purposes (not Arthur's Pass National Park). This land was first temporarily reserved for national park purposes pursuant to Section 235 of the Land Act 1892 and a gazette notice (1901, page 1026) was published and indicated the boundaries of the reserve to be as follows:

"...all that parcel of land containing 150,000 acres in Minchin, Bealey, Davie and Hawdon Survey Districts. Bounded by a line commencing at the confluence of the eastern and western branches of the Foulter River and proceeding thence along the summit of the spur leading to Foulter Range; thence along the summit of that range to its junction with the Southern Alps; thence westerly along the summit of the Southern Alps to the Black Range; thence along the summit of the Black Range to the spur upon which Trig. Station P is erected; thence along the summit of that spur to a point in line with the western boundary line of Ferry Reserve No. 2461; thence along a right line to that boundary; thence by the said boundary line and its production to the north bank of the Waimakariri River; thence along the north of the river to the western boundary line of R.S. 35208; thence along that boundary line and a spur leading to summit of Brown Hill and thence along the summit of a spur of said Brown Hill to the commencing pt...

Plan S.G. 44401, Head Office.

i.e.,...excluding all freehold and reserves..."

T.Y. DUNCAN

K. of Lands

APPENDIX A

Titles Section:

Attention Mr Morse.

PART RUN 275 : MT WHITE

A search is at present being made of Arthur's Pass National Park and adjoining areas in connection with the preparation of new M.Z.M.S. 177 Cadastral Maps and Run Plans etc.

There is doubt as to the status of some of the land involved and included in the lease for Run 275 Mt White. The land which is coloured pink on the attached litho is also included in R 3535 National Park Purposes.

My search is as follows:-

Reserve 3535, 150,000 acres National Park Gaz. 1901, p. 2034, description of R 3535 in gazette (1901, p. 1026 temp.) includes the area coloured pink on the attached litho.

At the time of the Gaz. for Res. 3535, 1901, a lease for Run 275 including the same area was in existence. This lease, PR 99, ran 8 years from March 1896 and was issued under the Land Act 1892. It is also significant that when the lease was renewed in 1904 for a further 3 years (PR 264) that it was only a temporary licence under S 219 Land Act 1892.

S. 235 Land Act 1892 reads -- The Governor may from time to time, either by a 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 licence, any Crown lands which in his opinion are required for the following purposes:-

- (5) For gardens, parks, domains, or commons, or for the health, recreation, convenience or amusement of the people, or for burial grounds or cemeteries or
- (6) etc. etc.

Could you please establish whether the above land is, in effect, part Reserve 3535 National Park or part Run 275 with no tags.

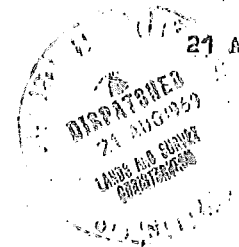
J.J. PATERSON (Sgn'd)
Mapping Division

2.5.68

P.60, AFB22/3, 8/6/1

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21 August 1969



Mr R. J. Turnbull,
80 Memorial Avenue,
CHRYSTCHURCH 5

Dear Mr Turnbull,

MOUNT WHITE RUN AND ARTHUR'S PASS NATIONAL PARK

I refer to the discussion Mr J.K. McAlpine and I had with you last Monday, 18 August.

I am writing to confirm the agreement reached then regarding the question of access up the Foulter River. As explained to you the Board appreciates the value of this area for your farming operations and its approach has been to endeavour to see that these continue unaffected and reasonable rights of access and use to the public are acknowledged and secured. It was agreed between us that the present arrangements are workable and acceptable if conducted with goodwill and commonsense. In future the names of all people and parties who obtain permission from our Park Headquarters to shoot and using the Foulter as a route will be communicated to your Manager at Mt White, and similarly the Manager will advise the Chief Ranger of any permission he may give to people who call and obtain this without a prior call at the Headquarters. Where the Rangers grant permission, it is further agreed that there will be no need for the permit-holder to call at the Homestead and obtain a key to the gate; a key will be issued from Headquarters and returned there. You also indicated that as the owner of the Station you had no objection to trespassers and others engaged in healthy pursuits using the track up the Foulter.

It appeared to Mr McAlpine and myself (and I know you also felt this way) that with local co-operation and goodwill there is no reason why the current system cannot be made to work effectively and in the interests of both Park and Run. It is, of course, an obligation on the Park Board to ensure that the right of the public to make use of public areas is fully available, but the present set-up if followed sensibly should satisfy all requirements.

On the question of the doubt regarding the status of some land included in your Pastoral Lease, again as agreed I am obtaining further information about this and will get in touch with you as soon as this is supplied.

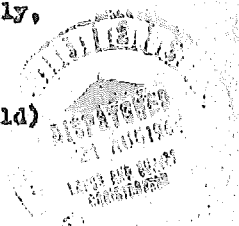
Yours faithfully,

Chief Ranger,
Arthur's Pass National Park

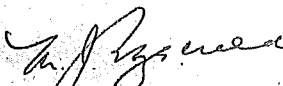
For your information,

(M.J. Fitzgerald)
Chairman

(M.J. Fitzgerald)
Chairman

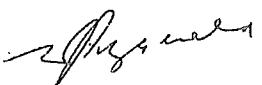


met before any area could be declared as suitable for National Park status - then the Board could lease the land back to Mt White on such terms and conditions as the National Parks Authority approved. In effect this would change Mt White's lessor from the Crown to the Park Board for this particular area. In fairness to Mr Turnbull and to future Boards it had to be pointed out that while the present Board, if this eventuated, had no thoughts or intention whatsoever of disturbing Mr Turnbull's occupancy, it would not be possible to commit future Boards in this respect. It was acknowledged that the area was vital to the successful farming of the Station and that its loss would be most severe. It was not envisaged now that a Board would want to depart from the present utilisation of the area but as indicated it was not possible to say what a Board in say 50 years time might want to do with it. There would be little doubt that if it transpired the area became Park land the Board would recommend the most generous terms of leasing - would as far as possible follow along the present leasing conditions. It was agreed that as a first step the Department would decide the legal position of the land and that this having been done the Chairman and Mr McAlpine would again discuss the matter with Mr Turnbull. It would work to reach this point as quickly as possible so that the Board would be able to consider the matter again at its next meeting on 8 October.


(M.J. Fitzgerald)
Chairman

Chief Ranger,
ARTHUR'S PASS NATIONAL PARK

For your information and for subsequent discussion when convenient.


(M.J. Fitzgerald)
Chairman



NOTE FOR FILE

On 18 August Hon. J.K. McAlpine and myself interviewed Mr R. Turnbull on behalf of the Arthur's Pass National Park Board.

On the question of access up the Poulter River Mr Turnbull said that Mt White Station had no desire to prevent access to hikers and trampers but on the contrary it would always encourage such people engaged in a healthy pastime. The position whereby the legal (unformed) access was impractical and people necessarily used the formed track (on Mt White leasehold) was illustrated on a plan shown to Mr Turnbull. He said he had no objection to the use of the track for vehicular purposes by the Board, Catchment Board and N.Z. Forest Service staff and to other approved and "legitimate" visitors such as trampers. The continued use of the Poulter River area was imperative to the successful running of the Station - there were actually 200 cows up there now.

The problem of the locked gate and entry through it was discussed at length. Mr Turnbull preferred to keep to the present arrangement whereby shooters etc., arriving by vehicle received prior permission from Park Headquarters, but that this arrangement be strictly regulated and enforced in the future. Any permission to shoot by Headquarters staff would be communicated without exception to Mt White homestead. If a key to the gate was handed to the permit-holder by the Ranger it would not be necessary for the latter to call at the homestead. Similarly if a vehicle which had not first been to Headquarters was given permission by Mt White, then the Manager would advise the Chief Ranger. The solution in Mr Turnbull's eyes was to adhere to the present set-up and with co-operation and goodwill on the local level ensure that it works.

The point was made forcefully that the Board has a public responsibility in this matter of access and use. It wants to continue its cordial associations with Mt White Station and is ready for its part to see that the present arrangements which should be workable are made to work effectively in the future. If they breakdown however the Board will have to insist on an adequate protection of the public right and take steps to ensure this.

Mr Turnbull was advised that the Board will erect a suitable notice at the gateway so that members of the public may be aware of the position and what the Board expects of them.

On the question of Pt Reserve 3535 and the Office Solicitor's opinion that the area is probably a Reserve subject to the Reserves and Domains Act 1953 and not part of the Mt White pastoral lease, the legal position was explained to Mr Turnbull. He was told that the Department firstly proposed to ask the Office Solicitor, Head Office, for confirmation or otherwise of the local opinion. If it did eventually transpire that the land was properly pastoral leasehold then there was no problem. But if it was agreed that it was actually a Reserve then the Department was obliged to take action to ensure that its records and the status of land were corrected. Mr Turnbull would have the right to contest the department's legal opinion - he said he was quite prepared to accept the position when finally determined without any recourse to legal argument. If it did turn out to be a Reserve for the purposes of a National Park the Department would face two alternatives - to have the area declared Crown land and then taken in as part of Mt White's pastoral leasehold or (and subject to the National Park Board so agreeing) to have the area incorporated into Arthur's Pass National Park. If the latter alternative was to arise - and there were certain standards and characteristics that the National Parks Authority required to be

Private Bag, CHRISTCHURCH.

5 September, 1956.

Mr R. T. Turnbull,
P.O. Box 1509,
CHRISTCHURCH.

Dear Sir,

POINT WHITE STATION

When you called here on the 15 July in order to sign your new lease you advised that you would endeavour to locate your old licence P.R. 563. I have not yet received this licence and would be grateful if you would let me know whether you have yet discovered its whereabouts.

A copy of this letter has been sent to your solicitors, Messrs Hobbs and Corbett, who uplifted the licence from the Land Transfer Office, after the transmission to yourself of your late father's interest in the property had been registered, on 7 September, 1955.

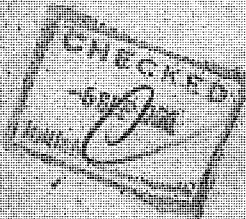
Yours faithfully,

Messrs Hobbs & Corbett,
Barristers and Solicitors,
81 Hereford Street,
CHRISTCHURCH.

(T. P. Preston)
Commissioner of Crown Lands

Copy for your information. Please forward the licence to me if it is in your possession as it is required for surrender when Mr Turnbull's new Pastoral Lease is registered.

Commissioner of Crown Lands
6.9.56.



License rec'd 11/4/56.
See reg'd 20/9/56.
Mr. Turnbull 10/10/56

L. & S. C.5]

New File No. P 60 T 53
 Old File No. PR 563
 H.O. File No. _____
 J.13 No. 8044

ACTION SHEETfor: New Selection (Pastoral Lease)Approved by: Board Case No: 4631 Date 6/7/55NAME: Richard Thomas Turnbull of Timman OCCUPATION: Farmer (as shown on Pk. 563)ADDRESS: _____
P.O. Box 1309
ChristchurchEx-servicemen Concessions:
 Rent/Interest Payable
 1st year; 2% on £ _____
 2nd year; 3% on £ _____
 Term: _____ years from _____Run 275 "Mt. White" situated in Katrina, Bealey, Essex situated in Tawera
Hawdon, Esk, Gromore and Upper AshleySurvey Districts: _____
 Status: From 1948 authorities: Section 54(1)(a) and (f) of the Land Act 1948Tenure: Pastoral Lease Issued Under: Section 125(3) of the Land Act 1948
 Rent/Interest Commences: 1/1/56 Term: 33 Years From 1/1/56 Expires: 31/12/89Rental Value: £ _____
 Annual Rental: £ 730-0-0 on £ _____ U.V.
 £ _____ on £ _____ C/Impt.
 £ 350-0-0 on £ _____ payable
 £ 350-0-0 half yearly in advance
 Details of Crown Improvements included in R/Value: _____P/Price / Improvement Loading: £ _____
 Deposit: £ _____
 Balance: £ _____
 Payable Over _____ Years.
 H/Yearly Instalments: £ _____
 Rebate: _____
 Improvements in P/Price: / Impt/Loading Comprise: _____**PAYMENTS REQUIRED:**Survey Costs: £ _____ paid _____
 Fees: £ 2-0-0 paid _____
 B/P Rent or Interest: £ _____ paid _____
 Rent for Half-Year or Term: £ 365-0-0 paid _____
 Cash Sale/Deposit on _____
 D.P./Impt. Loading: £ _____ paid _____**BASIS OF VALUATION OR P/PRICE:**1042-Value: _____
 Present Day Value: _____
 Amount-in-Lease: _____
 Computed Price: _____
13.750
1250SPECIAL CONDITIONS: Rent based on carrying capacity of 14,000 sheep & 300 cattle.
The lease will provide that the stock numbers may, at the
leasee's discretion, be increased by 10% with written consent
of C.C.A. however stock numbers may be further increased. No
increase in rent will be involved.No right of freehold.This transmission of D.C. Turnbull's interest to R.T. Turnbull
to be registered before PR 563 is forwarded. R.T. will
be hold the lease as of 22.01.55 (the day after)**REMARKS:**Prepared By: R. J. J. J. 18/8/55.Checked: J. J. J. 24/8/55**ACTION REQUIRED:****LEASES:**

G.13

A/Book

Expiry Book 1/10/55

250 Pads/12/62-11930 B.1.

ACCOUNTS:

Ledgers:

C/Registrar

Index:

A/c's Check

TITLES:

Documents:

C/T.

Insurance:

RECORDS:

File

Index

ACTION CHECKED / /

Particulars of Forfeiture or Surrender

File No. PR 563Date Effective: 31-12-55Description of land: Run 176 and Part Runs 175 and 177
Tawera CountyArea: 119,890 acres Lease/Licence No. PR 563Lessee/Licensee: Raymond Clarkson Turnbull, P.O. Box 1309, Ch. Ch.Rental value: £ 6.50 - 0 - 0 Annual rental: £ 6.50 - 0 - 0Rating authorities: Tawera L.C.

Procedure.	Action Taken.	Officer's Initials.
1. Reason <u>Licensee to take a Pastoral Lease.</u>		
2. S.A.C. or other mortgagee notified (if necessary)		
3. Land Settlement Committee's recommendation		
4. Date Committee's recommendation to Land Settlement Board		
5. Date of Minister's consent		
6. Date of Land Settlement Board's final decision		
7. Formal notice sent by registered post to lessee/licensee and mortgagee		
8. Application for rehearing lodged		
9. Decision on rehearing		
10. Notification sent for <u>Gazette</u>		
11. Gazetted (Gazette No. of, page))		
12. Authority to close account J-13 No. <u>8043</u>		
13. Surrendered lease received <u>Turnbull</u>		
14. District Land Registrar notified <u>Turnbull</u>		
15. Dockets (G-13) <u>Ch. 1.10.55</u>		
16. Insurance		
17. Allotment book		
18. Records index		
19. Ledgers noted <u>RM</u>		
20. Accounts index amended <u>5/9/55</u>		
21. Land and charges register amended		
22. Arrears to date of forfeiture £		
23. Arrears Clerk for disposal of arrears		
24. Action for re-offering		

[25 pads, 3/51—15436]

N2 Steam

T/ESD

*Refer to 11.12.18
Ordinary meeting 3.10.69*

Riversdale Flats : Legal Ownership ~~APB 1, APB 15/1~~, P 60:

The Chairman reported that in company of Mr McAlpine he had discussed with Mr Turnbull, the owner of Mount White Station, the question of legal ownership of part of the Riversdale Flats. Mr Turnbull was informed that the Departmental District Solicitor considered the area had been wrongly included in the Mount White Pastoral Run and that the land actually was reserved for National Park purposes; the question had been referred to Head Office, Lands & Survey Department for confirmation. Mr Turnbull had said that he would be prepared to abide by the Department's decision.

*Refer to
APB 22/3*

T/ESD

Public Access : Poulter River ~~APB 22/3~~, P 60:

The Chairman reported that he and Mr McAlpine had discussed with Mr Turnbull, the owner of Mount White Station, the matter of public access up the Poulter River and that an amicable agreement had been reached. It had been left to the Board to erect a sign at the gate explaining to users that the road was a private one, and stating the conditions by which visitors to the Park could use it. Suitable wording for the sign was discussed and it was

Resolved: (1) That the content of the sign as submitted by the Chief Ranger be accepted with the inclusion of a section for pedestrians and the wording amended in the ways discussed.

(2) That Mr Turnbull be thanked for his co-operation and goodwill in the matter.

Private Bag, CHRISTCHURCH.

2 July 1956.

Mr R. T. Turnbull,
P.O. Box 1309,
CHRISTCHURCH.

Dear Sir,

MOUNT WHITE STATION

Owing to your absence in Canada, your new pastoral lease over the above run has not yet been signed. Would you please call at this office at your convenience in order to sign it. At the same time please produce your old licence P.R. 563, This should be endorsed as follows:-

Surrendered as at 31.12.55

Licensee

Witness: _____

Occupation: _____

Address: _____

A fee of £2. 10. -, to cover the cost of preparation and registration of the new lease and surrender of the old licence, is also required.

Yours faithfully,

T.W. Preston
(T.W. Preston)
Commissioner of Crown Lands.

*Mr. Turnbull called
18/7/56, signed lease
& paid fees. He is not
sure where the old lease
is but is trying to
locate it. 18/7/56.*

reminiscent

OTHER LAND:

850 acres freehold on Mt. White
850 acres " " Riversdale

These areas have been taken into account when fixing a rental for the Pastoral Lease.

Estimated reasonable stocking for Run on which rental assessed:

CARRYING
CAPACITY:

4500 Breeding ewes
1000 Maiden ewes
2500 M.S. Hoggets
1000 2th Wethers
3500 Wethers

12500 = 9250 Ewe equivalents
=====

300 cattle.

The Pastoral Lands Officer recommends a rental of £730 p.a.

GOVERNMENT
VALUATION
31.1.51:

Improvements . £3020

Unimproved . £15140

BOUNDARY
ADJUSTMENT:

Pastoral Lands Officer recommends two adjustments as follows:-

- (1) Portion of Run 175 of 3350 acres to be included in Arthur Pass National Park. The new boundary will be along Mt. Brown Creek from Brown Hill to the junction of the Poulter River and thence north to the existing Park boundary.
- (2) Run 177 - The new boundary will be along the tributary of the East branch of the Poulter River, thence the watershed north of Nigger and Ant Streams and still on the watershed to "The Candlesticks", thence south east along the county boundary.

It is possible that, at times, some cattle may drift up the Poulter River past the proposed boundary, but no more than has happened in the past.

CHANGE OF TENURE:

Licensee has applied to surrender his licence and take a Pastoral Lease. The proposal has been discussed with the Pastoral Lands Officer who supports it.

COMMISSIONER OF
CROWN LANDS
COMMENTS:

Agrees with the Pastoral Lands Officer's recommendations.

RECOMMENDATION:

- (1) That the surrender of P.R. 563 be accepted as at 31.12.55.
- (2) That the Land Settlement Board determine:-

(a) That, pursuant to Section 125 (3) Land Act 1948, 118,340 acres be held on Pastoral Lease.

(b) That allotment in terms of Section 54 (1) (d) and (f) Land Act 1948 be approved as follows:

That Run 176 and Pt. Runs 175 and 177 go to Richard Thomas Turnbull at an annual rental of £730 based on 12,500 sheep and 300 cattle.

Pursuant to Section 66 (2) of the Land Act 1948, that the maximum carrying capacity of the Pastoral Lease to be issued to R.T. Turnbull be fixed at 12,500 sheep and 300 cattle, plus 10%, the number of stock to be carried not to be increased without the prior written consent of the Commissioner of Crown Lands.

DECISION:

The Land Settlement Board on

6.7.55

resolved:-

That the recommendations be approved.

238

LAND SETTLEMENT BOARD
APPLICATION FOR PASTORAL LEASE

FILES: H.O. 8/8/37
D.O. P.R. 563

RECEIVED
1 JUL 1953
CASE No. 4631 - CANTERBURY LAND DISTRICT.

DESCRIPTION
OF PROPERTY:

Run 176 and Part Runs 175, 177, Tawera County.
Area: 119,890 acres.

LICENSEES:

David Clarkson TURNBULL (Dec'd) and Richard Thomas TURNBULL.
(Transmission of D.C. Turnbull's interest to R.T. Turnbull to be registered).

LOCATION:

Situated 80 miles N.W. of Christchurch.

PARTICULARS
OF LICENCE:

Tenure: Pastoral Licence
Term: 21 years from 1.3.49
Expires: 28.2.70
Annual Rent: £650

21998
28310
67490
123498

Part Run 175 "Riversdale" of 21,998 acres was acquired by D.C. Turnbull on 19.3.1924, consideration £500. Run 176 and Part Run 177 "Mount White" of 38,510 acres acquired by R.T. Turnbull on 19.3.24, consideration £500.

Transfers to the licensees as tenants in common were registered in 1948 so that one new licence could be issued over the whole area, following revaluation.

Part Run 177 "Lochinvar" of 63,490 acres incorporated in licence as from 1.6.50.

CROWN IMPROVEMENTS: Nil.

PASTORAL LANDS
OFFICER'S REPORT:

Early in 1949, Mt. White and Riversdale were amalgamated and the licensees granted a licence for 21 years, (Section 277 of the Land Act 1924) at a rental of £600, with a stock limitation of 10,000 sheep.

At that time, the licensees refused to have anything to do with "Lochinvar" which had been worked in conjunction with Mt. White for many years. Fortunately after some negotiation in 1950 the three runs were amalgamated, the rental increased to £650 and the stock limitation raised to 11,000.

Last year the licensees made application for their stock limitation to be increased. A tentative figure of 12,000 sheep was fixed, with an understanding that the position would be reviewed again this year.

Since Mr Newton took over the management of Mt White, a priority job has been the repair of fencing, a large proportion of which was in a poor state and not stock proof. Today it is possible to make full use of the summer country at the right time of year and preserve the winter country. This applies especially to Nigger Hill and Station Hill which were showing signs of overstocking.

The Pastoral Lands Officer has always been of the opinion that insufficient consideration has been given to the value of Lochinvar to the balance of Mt. White Station. When the stock limitation was increased by 1000 sheep, it did not represent the true value of the additional 63,490 acres to the station.

ACCESS:

By main West Coast Highway to Cass across the Waimakariri River by Bridge and 17 miles by station road, which is at present in reasonably good condition.

PESTS:

Rabbits, under control; some deer, which are kept under control by shooters employed by the Internal Affairs Department.

 -C. 11]

ALTERATION TO BE NOTED

FILE: PR
563/

Lease/Licence No. _____ C.T. _____
Lessee/Licensee: _____
Description of Land: RUN 176 & Pt RUNS 175 & 177
Area: 119890 aca.
Rating Authorities: TAWERA COUNTY COUNCIL

Full Details of Alteration.	Reason and Authority for Alteration.
<u>Pastoral Run 275 (118340 aca)</u> <u>formerly Run 176, Pt RUNS 175, 177</u> <u>and (Crown Land adjoining 1800 aca)</u>	<u>Issue of new</u> <u>Pastoral Lease</u>
<u>Pt. Run 175 (3350 aca) Hawdon SD</u>	<u>To be added to</u> <u>National Park</u>
<u>Issue of new lease will put DLR Records correct</u>	
Prepared by: <u>[Signature]</u>	Checked by: _____
Date: _____	Date: _____

Chief Clerk

Details of Action.

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: / / .

ACTION CHECKED / / .

ALTERATION TO BE NOTED

FILE: PR
563237

Lease/Licence No. _____ C.T. _____
 Lessee/Licensee: _____
 Description of Land: RUN 176 & Pt. Runs 175 & 177
 Area: 119890 acs.
 Rating Authorities: TAWERA COUNTY COUNCIL

Full Details of Alteration.	Reason and Authority for Alteration.
<u>Pastoral Run 275 (118340 acs)</u> <u>formerly Run 176, Pt Runs 175, 177</u> <u>and (Crown Land adjoining 1800 acs)</u>	<u>Issue of new</u> <u>Pastoral Lease</u>
<u>Pt. Run 175 (3350 acs) Hawdon SD</u>	<u>To be added to</u> <u>National Park</u>
<u>Issue of new lease will put DLR's Records correct</u>	

Prepared by: [Signature]
 Date: June 55

Checked by: _____
 Date: _____

[Signature] Details of Action: R. G. Lading (Records & Maps)

ACTION REQUIRED:

LEASES:

G.13 / / .
 A/Book / / .
 Expiry Book / / .

ACCOUNTS:

Ledgers: [Signature]
 C/Register [Signature]
 Index: [Signature]
 A/c's Check [Signature]

TITLES:

Documents: / / .
 C/T: / / .
 Insurance: / / .

RECORDS:

File / / .
 Index / / .

ACTION CHECKED / / .

OTHER LAND:

850 acres freehold on Mt. White
850 acres " " Riversdale

These areas have been taken into account when fixing a rental for the Pastoral Lease.

CARRYING CAPACITY:

Estimated reasonable stocking for Run on which rental assessed:

4500 Breeding ewes
1000 Maiden ewes
2500 H.S. Hoggets
1000 2th Wethers
3500 Wethers

12500 = 9250 Ewe equivalents

300 cattle.

The Pastoral Lands Officer recommends a rental of £730 p.a.

Improvements £3020

Unimproved £15140

GOVERNMENT VALUATION
31.1.51:

BOUNDARY ADJUSTMENT:

Pastoral Lands Officer recommends two adjustments as follows:-

- (1) Portion of Run 175 of 3350 acres to be included in Arthur Pass National Park. The new boundary will be along Mt. Brown Creek from Brown Hill to the junction of the Poulter River and thence north to the existing Park boundary.
- (2) Run 177 - The new boundary will be along the tributary of the East branch of the Poulter River, thence the watershed north of Nigger and Ant Streams and still on the watershed to "The Candlesticks", thence south east along the county boundary.

It is possible that, at times, some cattle may drift up the Poulter River past the proposed boundary, but no more than has happened in the past.

CHANGE OF TENURE:

Licensee has applied to surrender his licence and take a Pastoral Lease. The proposal has been discussed with the Pastoral Lands Officer who supports it.

COMMISSIONER OF CROWN LANDS COMMENTS:

Agrees with the Pastoral Lands Officer's recommendations.

RECOMMENDATION:

- (1) That the surrender of P.R. 563 be accepted as at 31.12.55.
- (2) That the Land Settlement Board determine:-
 - (a) That, pursuant to Section 125 (3) Land Act 1948, 118,340 acres be held on Pastoral Lease.
 - (b) That allotment in terms of Section 54 (1) (d) and (f) Land Act 1948 be approved as follows:
That Run 176 and Pt. Run 175 and 177 go to Richard Thomas Turnbull at an annual rental of £730 based on 12,500 sheep and 300 cattle.
 - (c) Pursuant to Section 56 (2) of the Land Act 1948, that the maximum carrying capacity of the Pastoral Lease to be issued to R.T. Turnbull be fixed at 12,500 sheep and 300 cattle, plus 10%, the number of stock to be carried not to be increased without the prior written consent of the Commissioner of Crown Lands.

DECISION:

The Land Settlement Board on

resolved:-

LAND SETTLEMENT BOARD

APPLICATION FOR PASTORAL LEASE

M/S.
236

FILES: H.O. 8/8/37
D.O. P.R. 563

CASE No.

CANTERBURY LAND DISTRICT.

DESCRIPTION
OF PROPERTY:

Run 176 and Part Runs 175, 177, Tawera County.
Area: 119,890 acres.

LICENSEES:

David Clarkson TURNBULL (Dec'd) and Richard Thomas TURNBULL
(Transmission of D.C. Turnbull's interest to R.T. Turnbull to be
registered).

LOCATION:

Situated 80 miles N.W. of Christchurch.

PARTICULARS
OF LICENCE:

Tenure: Pastoral Licence
Term: 21 years from 1.3.49
Expires: 28.2.70
Annual Rent: £650

Part Run 175 "Riversdale" of 21,998 acres was acquired by D.C.
Turnbull on 19.3.1924, consideration £500. Run 176 and Part Run
177 "Mount White" of 38,510 acres acquired by R.T. Turnbull on
19.3.24, consideration £500.

Transfers to the licensees as tenants in common were registered in
1948 so that one new licence could be issued over the whole area,
following revaluation.

Part Run 177 "Lochinvar" of 63,490 acres incorporated in licence as
from 1.6.50.

CROWN IMPROVEMENTS: Nil.

PASTORAL LANDS
OFFICER'S REPORT:

Early in 1949, Mt. White and Riversdale were amalgamated and
the licensees granted a licence for 21 years, (Section 277 of the
Land Act 1924) at a rental of £600, with a stock limitation of
10,000 sheep.

At that time, the licensees refused to have anything to do with
"Lochinvar" which had been worked in conjunction with Mt. White for
many years. Fortunately after some negotiation in 1950 the three
runs were amalgamated, the rental increased to £650 and the stock
limitation raised to 11,000.

Last year the licensees made application for their stock
limitation to be increased. A tentative figure of 12,000 sheep
was fixed, with an understanding that the position would be reviewed
again this year.

Since Mr Newton took over the management of Mt White, a priority
job has been the repair of fencing, a large proportion of which was
in a poor state and not stock proof. Today it is possible to make
full use of the summer country at the right time of year and preserve
the winter country. This applies especially to Nigger Hill and
Station Hill which were showing signs of overstocking.

The Pastoral Lands Officer has always been of the opinion that
insufficient consideration has been given to the value of Lochinvar
to the balance of Mt. White Station. When the stock limitation was
increased by 1000 sheep, it did not represent the true value of the
additional 63,490 acres to the station.

ACCESS:

By main West Coast Highway to Cass across the Waimakariri
River by Bridge and 17 miles by station road, which is at present in
reasonably good condition.

PESTS:

Rabbits, under control; some deer, which are kept under control
by shooters employed by the Internal Affairs Department.

330A

P 60

A.P.N.P. Board 16/17 Aug '69

James R. Wood
Chairman for Board
Oct. 1969

T/1960

Public Access up the Poulter River APB 22/3, P.60

The Chairman reported that he had arranged a meeting with Mr Turnbull of Mt White Station for 18 August at which he and Mr McAlpine on the Board's behalf as already authorised would discuss the matter of public access up the Poulter River.

do. T/1960

Legality of Land : Riversdale Flats APB 1, APB 15/1, P.60

The Chairman reported that a legal opinion of the Department's Solicitor indicated that an area of land on the Riversdale Flats which has been regarded as part of Mount White Station's pastoral run was, in fact, land reserved for National Park purposes in 1908 and subsequently mistakenly included in the pastoral licence. If this is confirmed the procedure envisaged would be to have the land added to the Park and the grazing rights to Mt White to continue, the difference being that the lessor in future would be the Board instead of the Lands and Survey Department. The matter was to be raised with Mr Turnbull when access up the Poulter River was discussed.

FILE: PR 563

ACTION REQUIRED:

1. C.D. 1st
2. L/S

MEMORANDUM for:-

Chief Surveyor.

REQUISITION FOR WORK BY DRAUGHTING STAFF.

Section Run 176 & Pt Runs 175, 177 Tawera County

Area: 119,890.

Title Ref: Vol. Fol.

PLEASE SUPPLY:

- X (1) plan for Head Office showing
- (1) Present boundaries of PR 563 and
 - (2) Proposed boundary of the new Pastoral Lease.
- (Please see P.L.O.'s report on 1234)

PLEASE SUPPLY description for issue of:-

X (2) Is survey required before lease/~~title~~ can issue?

REMARKS: No.

for Commissioner of Crown Lands.

Action by - (Init)

Date:

REMARKS:

Run no. 275 allotted for area in proposed new lease (Runs 176, 177 & Pt Run 175 together with 1800 acres Crown Land are now amalgamated.) Total area 118,340 acres.

Russell Roberts Turnbull of
Imam, Company Manager

TELEGRAPHIC ADDRESS:
LANDS



[Lands—F. 2]

For your reply please

234

Series PR/563
Sub-No. 7

quote these numbers.

DEPARTMENT OF LANDS AND SURVEY,

District Office, Private Bag, CHRISTCHURCH.

2nd June, 1955.

MEMORANDUM for:

Commissioner of Crown Lands,
CHRISTCHURCH.

MOUNT WHITE STATION

As a new lease is being prepared for the above station - it is opportune to effect any boundary adjustments that are considered desirable.

There are two minor adjustments which I recommend should be carried out:

- (1) Portion of Run 175 "Riversdale" to be included in Arthur Pass National Park. New Boundary - From Brown Hill follow Mt. Brown Creek to junction of Poulter River, thence North to the existing Park boundary.
- (2) Lochinvar Run 177 - Follow the tributary of the East Branch of Poulter River, thence the water shed north of Nigger and Ant streams to "The Candlesticks" thence North-West ~~South~~ East along the county boundary.

As the three runs are now amalgamated, it is suggested that one run number be allotted to embrace the whole area.

It is possible that at times some cattle may drift up the Poulter River past the proposed boundary, but no more than has happened in the past.

*BAU
CC
31/8/55
The incl. area in
Poulter River deleted
from new lease.*

CR-42
Pastoral Lands Officer.

JEF.B

230

P.R. 563

XXXXXXXXXX

Private Bag, Christchurch.

20th April 1955.

4/1 S.

Mr R.T. Turnbull,
P.O. Box 1309,
CHRISTCHURCH.

Dear Sir,

MT WHITE STATION

I acknowledge receipt of your letter of 6th April 1955 making application for an exchange of your Pastoral Licence over Mt White Station for a Pastoral Lease. Your application is being referred to the Land Settlement Board and I shall get in touch with you again in due course.

Yours faithfully,

TWP
(T.W. Preston)
Commissioner of Crown Lands.

12th April, 1955.

MEMORANDUM for:

The Commissioner of Crown Lands,
CHRISTCHURCH.



4/5
Put to Board acclly
please send
18.4.55.

MT. WHITE STATION

Early in 1949 Mt. White and Riversdale were amalgamated, and the lessees granted a licence for 21 years, (Section 277 of the Land Act 1924) at a rental of £600, with a stock limitation of 10,000 sheep.

At that time the lessees refused to have anything to do with "Lochinvar" (63,000 acres) which had been worked in conjunction with Mt. White for many years. Fortunately after some negotiation, in 1950 the three runs were amalgamated, the rental increased to £650 and the stock limitation raised to 11,000.

Last year the lessees made application for their stock limitation to be increased. A tentative figure of 12000 sheep was fixed, with an understanding that the position would be reviewed again this year.

Mr R.T. Turnbull and Mr P. Newton (Manager) have been interviewed recently and the matter fully discussed with them.

Since Mr Newton took over the management of Mt. White, priority job has been the repair of fencing, a large portion of which was in a poor state and not stock proof. To-day it is possible to make full use of the summer country at the right time of year and preserve the winter country. This applies especially to Nigger and Station Hill which were showing signs of overstocking.

I have always been of the opinion that insufficient consideration has been given to the value of Lochinvar to the balance of Mt. White Station. When the stock limitation was increased by 1000 sheep it did not represent the true value of the additional 63,000 acres to the station.

Mr R.T. Turnbull has intimated that the lessees will apply to exchange their existing tenure for a Pastoral Lease. The proposal has been discussed with Mr Turnbull and I will support the application.

The stocking has been fully discussed with Mr Newton and the flock will be comprised of:-

4500 Breeding Ewes
1000 Maiden Ewes
2500 M.S. Hoggets
1000 2th Wethers
3500 Wethers

12500

300 Cattle

After the application to exchange tenure has been received I recommend that a Pastoral Lease be granted, with a stock limitation of 12,500 sheep, plus 10% tolerance and 300 cattle. At a rental of £730 per annum -

Based on 9250 Ewe Equiv. @ £75 per 1000 = 700
300 Cattle 30

L. R. H.
Pastoral Lands Officer

REF: PR/563

CHRISTCHURCH.

12th April, 1955.

MEMORANDUM For:

The Commissioner of Crown Lands,
CHRISTCHURCH.

MT. WHITE STATION

Early in 1949 Mt. White and Riversdale were amalgamated, and the lessees granted a licence for 21 years, (Section 277 of the Land Act 1924) at a rental of £600, with a stock limitation of 10,000 sheep.

At that time the lessees refused to have anything to do with "Lochinvar" (63,000 acres) which had been worked in conjunction with Mt. White for many years. Fortunately after some negotiation, in 1950 the three runs were amalgamated, the rental increased to £650 and the stock limitation raised to 11,000.

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3500 Wethers
<u>12500</u>
<u>300 Cattle</u>

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Based on 9250 Ewe Equiv. @ £75 per 1000	=	700
300 Cattle		30

MR
Pastoral Lands Officer.

38-802

KMS:ND

P.R.563

~~RECEIVED~~

Private Bag, Christchurch.

19th May, 1954.

Mr R. T. Turnbull,
135 Burnside Road,
CHRISTCHURCH.

Dear Sir,

MT. WHITE CATION.

I acknowledge receipt of your letter of 11th May, 1954, and I note that you wish to have the stock position reviewed.

Field Officer Ralph will be arranging to call on your Manager at an early date to discuss the matter with him.

Yours faithfully,

(T. L. Preston)
Commissioner of Crown Lands.

The District Field Officer,
OFFICE.

For your information. Enclosed is a copy of Mr Turnbull's letter. Run 176 and Pt. Runs 175, 177 ("Mt. White" and "Riversdale") were revalued under Section 277 of the Land Act 1924 and amalgamated for a term of 21 years from 1.3.49 at an annual rental of £600 based on 12,000 sheep on the basis of 1½ for 4000 ewes and 1 for 6000 dry sheep. In 1950 Part Run 177 ("Lochinvar") was added to the licence and the annual rent was increased to £650 and the carrying capacity to 13,000 sheep (4000 ewes and 7000 dry sheep).

Would you please let me have your recommendation as to the future number of sheep to be permitted. A copy of Mr Turnbull's letter is being sent to Mr Macdonald.

L. H. Hester
Commissioner of Crown Lands.
19.5.54.

Encl.

6000
6000.

3700 E
1000 H
2000 H
4000 W
3000 R
11000

Private Bag, CHRISTCHURCH.

6 September, 1956.

Mr R. T. Turabull,
P.O. Box 1309,
CHRISTCHURCH.

Dear Sir,

MOUNT WHITE STATION

When you called here on the 18 July in order to sign your new lease you advised that you would endeavour to locate your old licence P.R. 563. I have not yet received this licence and would be grateful if you would let me know whether you have yet discovered its whereabouts.

A copy of this letter has been sent to your solicitors, Messrs Hobbs and Corbett, who uplifted the licence from the Land Transfer Office, after the transmission to yourself of your late father's interest in the property had been registered, on 7 September, 1955.

Yours faithfully,

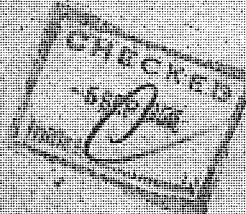
Messrs Hobbs & Corbett,
Barristers and Solicitors,
81 Hereford Street,
CHRISTCHURCH.

(T. F. Preston)
Commissioner of Crown Lands

Copy for your information. Please forward the licence to me if it is in your possession as it is required for surrender when Mr Turabull's new Pastoral Lease is registered.

Commissioner of Crown Lands
6.9.56.

See memo 1/4/56.
20/9/56
1/10/56
1/10/56



PR 563

240

The Commissioner
of Crown Lands
Christchurch.

Box 1309
Christchurch.

Indeser 27/7/55.

Dear Sir, Mount White Station Lease.

I have to thank you for your letter of 15th inst with reference to the proposed variation in the conditions of this lease.

The terms set out in your letter are quite acceptable and I shall be glad if you will take this letter as a formal agreement to same.

I will get the necessary legal formalities under way as set out in the last paragraph of your letter and no doubt these will be completed in ample time.

Yours faithfully,

R. J. Quinby

Have discussed the surrender & new lease with R. T. H. since this letter received. Does not warrant reply.

18/8

R/c
R/c. change note

P 60 - J 24/8

C FORM PREPARED
(Standard & new lease)

Date: 18/8/55.

WE/M.

P.60
red

Private Bag, CHRISTCHURCH.

2 July 1956.

Mr R. T. Turnbull,
P.O. Box 1309,
CHRISTCHURCH.

Dear Sir,

MOUNT WHITE STATION

Owing to your absence in Canada, your new pastoral lease over the above run has not yet been signed. Would you please call at this office at your convenience in order to sign it. At the same time please produce your old licence P.R.563, This should be endorsed as follows:-

Surrendered as at 31.12.55

Licensee

Witness: _____

Occupation: _____

Address: _____

A fee of £2. 10. -, to cover the cost of preparation and registration of the new lease and surrender of the old licence, is also required.

Yours faithfully,

TWP
(T.W. Preston)
Commissioner of Crown Lands.

*Mr Turnbull called
18/7/56, signed lease
& paid fee. He is not
sure where the old lease
is but is trying to
locate it. 18/7/56.*

reimbursed

JEF.MG

P/60

Private Bag, CHRISTCHURCH.

8 December, 1955.

M.Z. 814629,
L.A.C. Amodeo P.,
No. 14 (F) Sqn.,
R.N.Z.A.F.,
R.A.F. Tengan,
SINGAPORE 24.

Dear Sir,

LOCHINVAR

Receipt of your letter enquiry about Lochinvar Run is acknowledged.

Lochinvar has been incorporated in Mt. White Station which is leased by Mr R.T. Turnbull, as from 1st July, 1950.

A lithograph showing Lochinvar is enclosed for your information.

Yours faithfully,



(T. W. Preston)
Commissioner of Crown Lands.

PR 563

240

The Commissioner
of Crown Lands
Christchurch.

Box 1309
Christchurch.

Indeser 27/7/55.

Dear Sir, Mount White Station Lease.

I have to thank you for your letter of 15th inst with reference to the proposed variation in the conditions of this lease.

The terms set out in your letter are quite acceptable and I shall be glad if you will take this letter as a formal agreement to same.

I will get the necessary legal formalities under way as set out in the last paragraph of your letter and no doubt these will be completed in ample time.

Yours faithfully,

R. J. Turnbull

Have discussed the surrender & new lease with R.T.H. since this letter received. Does not warrant reply.

8/8

R/C
R. Lange NO to
P60 J 24/8

C FORM PREPARED
(Surrender & new lease)

Date: 18/8/55

JEF.B

P.R. 563

239

B/1/1/55
15/1/55

XXXXXXXXXXXX

Private Bag,
CHRISTCHURCH.

15th July 1955.

Mr R.T. Turnbull,
P.O. Box 1309,
CHRISTCHURCH.

Dear Sir,

MOUNT WHITE STATION

The Land Settlement Board has approved of the surrender of P.R.563 as at 31.12.55 and has determined that pursuant to Section 125(3) of the Land Act 1948, 118,340 acres, being Run 176 and part Runs 175/177, should be held on Pastoral Lease, i.e., a lease for a term of 33 years, perpetually renewable, but with no right of freehold, the term to commence from 1.1.56.

Pursuant to Section 66(4) of the Land Act, the Board has also determined that the annual rent for the new term will be £730 based on a carrying capacity of 12,500 sheep and 300 cattle. This rent will be subject to a 10% rebate for prompt payment. The lease will provide that the stock numbers may, at your discretion, be increased by 10%. It will, however, provide that with the consent in writing of the Commissioner, stock numbers may be further increased. No increase in rent would be involved. If permission is granted to increase stock over and above 10%, the Commissioner reserves the right to review the position regarding that increase at any time, and particularly in the event of a transfer.

If you accept the new lease as offered, would you please arrange for your solicitor to register the transmission to yourself of the interest of your late father. When this has been done, the licence should be endorsed as follows:-

Surrendered as at 31.12.55.

"R.T. Turnbull"

Licencee

Witness:
Occupation:
Address:

The licence should then be sent into this Office with a fee of £2.10. - to cover the cost of preparation and registration of the new lease and surrender of P.R.563.

Yours faithfully,

(T.W. Preston)
Commissioner of Crown Lands.

224



27th May 1954.

MEMORANDUM for:

The Commissioner of Crown Lands,
OFFICE.

C.C. Hughes

MT. WHITE STATION

Regarding Mr. Turnbull's application for an increased stock limitation - it is considered that this request can be allowed without fear of overstocking or detriment to the country.

The matter has been discussed with Mr. Turnbull and Mr. Newton. Since Newton took over the management quite a sum has been spent on repairing and renewing fencing and it is proposed to continue with this work. The effect has been that stock can now be controlled and kept off the winter country at the right time of the year.

It will be remembered that when Mt. White and Riversdale were revalued in 1949, and the stock limitation was fixed at 10,000. In 1950 Lochinvar (63,000 acres) was added to the licence and the stock limitation increased to 11,000. I have always contended that Lochinvar is the key to, or safety valve for Mt. White Station, and it is felt that perhaps insufficient consideration was given to this fact when determining stock limitations. I was a party to the original agreement and accept my full share of the error.

It is recommended that the stock limitation be raised to 12,000, but that the increase be in dry sheep.

An inspection of the Run will be carried out as soon as can be arranged (possibly next Spring), but to allow the lessees to plan ahead, it is suggested that they be notified that the stock limitation be fixed tentatively at 12,000 sheep.

C.R. L.
Field Officer.

L/S
accedy please
Lund
28.5.54

p 60

Private Bag, CHRISTCHURCH.

2nd June, 1955.

MEMORANDUM for:Commissioner of Crown Lands,
CHRISTCHURCH.MOUNT WHITE STATION

As a new lease is being prepared for the above station - it is opportune to effect any boundary adjustments that are considered desirable.

There are two minor adjustments which I recommend should be carried out:

- (1) Portion of Run 175 "Riversdale" to be included in Arthur Pass National Park. New Boundary - From Brown Hill follow Mt. Brown Creek to junction of Poulter River, thence North to the existing Park boundary.
- (2) Lechinvar Run 177 - Follow the tributary of the East Branch of Poulter River, thence the water shed north of Nigger and Ant streams to "The Candlesticks" thence North West along the county boundary. S E

As the three runs are now amalgamated, it is suggested that one run number be allotted to embrace the whole area.

It is possible that at times some cattle may drift up the Poulter River past the proposed boundary, but no more than has happened in the past.


Pastoral Lands Officer.

OUT.

REF:

8/223

P.M. 503

Arthur Ross P.M. 503

HOME FOR FILE

213

Mr. R. E. TURNBULL called at my request on 30th April.

I told him that the Park Board's Ranger reports that people to whom he has issued permits to shoot in the Hadden Valley have been prevented by Mr. Edge the Manager of Mt. White from passing from the public road to the National Park and have been told by him that it would be unwise to leave their cars on the north side of the bridge over the Waimatariri. I said that such action by the Manager did not appear to be in accordance with the spirit of the agreement reached in Mr. Turnbull's conversation with me on 27.6.51 (see file 8/223 folio 293). I asked whether Mr. Turnbull would again make the position clear to his manager.

Mr. Turnbull said he regretted this action by the manager and would again make it clear to him that access up the Farden by shooters with permits from the Board or by persons without rifles must not be questioned. He was not so happy about shooters going up the Anderson but agreed that the general public had access to the Park up the Anderson riverbed. He saw no reason for surrendering any strips out of his pastoral lease, such strips to be proclaimed National Park in order to provide additional access to the Park, but considered the present arrangement should work quite satisfactorily.

I again told Mr. Turnbull of the Board's plans for erecting a hut at the head of the Farden and another in the Poultier near the site of the old Trust hut and of the arrangements concluded with Internal Affairs whereby their men packed in the Board's materials for the huts and subsequently had the use of the huts. He raised no objections, but did say that any person travelling up the Poultier river would disturb his stock. I pointed out on the map that the proposed hut site was 6 miles up river from the point where his Run boundary crosses the river and undertook that any permits to shoot issued by the Board would be restricted to the area upstream from the site of the old Trust hut.

Mr. Turnbull said that relations between Edge and himself and the Internal Affairs were not of the most cordial. He considered Internal Affairs officers were not of the same calibre as formerly and with present high wages the tendency with some of the men was to loaf on the job. He agreed however that reduction of deer numbers would mean better cover on the country and that his stock would do better. Said that recently his men were offered option of a weeks pay as bonus or a week off to shoot deer. They all took the latter and made as much as £15 for 1 week's shooting.

Mr. Turnbull said Edge would be in town on Friday May 9th and he would bring me see me.

I told Mr. Turnbull that the Board's sign at the point where the Mt. White road leaves the main highway had been knocked down presumably by a vehicle and that it would be re-erected by the Ranger.

CHECKED

23 JUN 1952

Initials

R. E. Ross

Mr. R. E. Ross,
Arthur Ross.

For your confidential information, and to note particularly the undertaking I have given as to shooting permits in the Poultier. If you see Mr. Edge would you ask him to call and see me when next he is in Christchurch.

Chairman
30.4.52.

512
CBL.F

P.R. 563

Private Bag, CHRISTCHURCH C.1.
30th April, 1952.

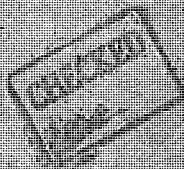
MEMORANDUM FOR:

The Secretary for Internal Affairs,
P.O. Box 8007,
Government Buildings,
WELLINGTON.

DEER CONTROL OPERATIONS, MT. EDITH, LOCHINVAR
AND FORBES RIVER AREA IN THE ANTON PASS NATIONAL
PARK. (YOUR REF: I.A. 48/51)

With reference to your memo of 1st October
last, I should be pleased if you would ask Mr. L.
Boyd your field officer to again call on me when
next he is in Christchurch to discuss the above
matter.

Lund
Commissioner of Crown Lands.



CCL.E

REF: Arthur Pass File
P.R. 563

C.S.

MEMORANDUM for:

The Chief Surveyor,
OFFICE.

The Arthur Pass National Park Board advises that the Board's Ranger is again having difficulties with the Manager of Mt. White Station regarding access by the public to that portion of the Park in and east of the Hawdon River.

Would you please supply a lithograph on a 1 mile scale showing with a suitable legend -

- ✓ (a) The southern boundary of the Park from the Bealey Hotel eastwards;
- ✓ (b) The eastern boundary of the Park northwards to the Hurunui Saddle;
- ✓ (c) The pastoral licence boundaries of Mt. White Station (that is adjacent to the Park boundaries only);
- ✓ (d) The freeholds abutting or adjacent to the Park boundaries with owners' names;
- ✓ (e) Unleased Crown land;
- ✓ (f) Public roads;
- ✓ (g) State Forest boundaries;
- ✓ (h) Any information available from aerial photographs as to the actual location of the formed and metalled road from Mt. White bridge over the Waimak. River near Oates to the Mt. White homestead, together with the location of buildings adjacent to the formation (the formed road is probably not as surveyed).

Much of this information may be already available, but I should like it all assembled on one plan to be used in discussing the matter with Mr. E.T. Turnbull the lessee of Mt. White.

Turnbull
Commissioner of Crown Lands
21.4.52

*Plan rec'd
L.S.
24.4.52*

*R.T. Turnbull
21.4.52*

*Road into Mt. White Station
shown as legal road on 4000 map,
under the 110 (d) Public Works Act 1928 -*

*J.H.
21.4.52*

REF. P.R. 453

1st February, 1950.

MEMORANDUM FOR:

The Commissioner of Crown Lands,
CHRISTCHURCH.

Lochinvar run

Mr. R.T. Turnbull has advised that he and Mr. Trumper have mutually agreed to May 31st as date on which Turnbull take possession of Lochinvar. They have also made their own arrangements regarding the removal of stock.

An inspection of the run has recently been carried out and the fencing and huts have not depreciated during the term of Trumper's tenancy, therefore no adjustment in value is necessary.

The country generally is in good heart and the Nigger Hill block is showing signs of improvement.

It might be mentioned that apart from a few loads of shingle no other work has been done on the Mt. White Road, since the last inspection, September 20th, 1949.

ER

Field Inspector.

2.

The balance of Lochinvar be offered for a term of seven years, at a rental of £50 per year. The maximum number of cattle to be carried - 400 head.

Loaded with -

5 miles boundary fence @ 17/6 per chain $\frac{1}{2}$ share	=	175
2 $\frac{1}{2}$ " Internal " " " "	=	175
Anna Hut	=	30
Cattle Creek Hut	=	50
Lochinvar Hut	=	40
		<hr/>
		470
		<hr/>

The more I see of this Run the more I am convinced that it would be unwise to allow it to be occupied by other than Mt. White or Eskhead. Owing to situation and access, it would be most difficult to work successfully as an independent Run.

Ed. Relf

Field Inspector.

EMR.ND.



REF: P.R.453

CHRISTCHURCH.

15th March, 1949.

549

MEMORANDUM for:-

The Commissioner of Crown Lands,
CHRISTCHURCH.

CHIEF CLERK

TITLES

Run 177 "Lochinvar" - 63490 acres

An inspection of the above Run has been made recently.

Condition of Country

Most of the country is showing signs of improvement - the exception being Nigger Hill and Station Hill, this area is as bare as it was this time last year.

There were no sheep on these blocks at the time of inspection, but there is no doubt that large numbers have been on until recently. The reason for this is that the boundary fence between Mt. White and Lochinvar is in a bad state and under existing conditions it is impossible to keep stock off these two blocks. Sheep have also been grazing on the East side of the Esk.

Rabbits and Deer

There is only one patch of rabbits on the Run and they have been greatly reduced from what they were this time last year. Another poison this autumn should reduce them to a minimum. Government cullers are shooting on the Run, but deer still appear to be numerous up Cattle Creek and the head of the Esk.

Fencing

It has been suggested that the cattle are damaging the fencing, this is not correct. There is a short length at the junction of Camp and Nigger streams which has been damaged, but this was not in good order before the cattle were put on. The state of the boundary fence between Mt. White and Lochinvar cannot be contributed to cattle, as no cattle have been on the country south of Nigger stream and the fence up the Esk, between Nigger and Anna streams, has been flat for years.

Owing to the state of the boundary fence, Mt. White (A.R. Turnbull) will continue to graze the Nigger Hill and Station Hill blocks. To a large extent this is unavoidable, the fence is very old, and no doubt has been neglected, and is difficult to maintain. Whereas the fence up Nigger stream to Lochinvar is on a much easier line and is in reasonably good order. For this reason it is suggested that this area be included in the Mt. White license and that the Nigger stream fence be the boundary and that the balance of Lochinvar be offered for a term of seven years.

It is not considered necessary to increase the Mt. White rental, because no additional sheep will be carried. This point should be stressed when offered to Turnbull.

The loading of improvements on the balance of Lochinvar will be considerably reduced, because of less fencing and one less hut, also the Anna hut is reduced by £10, it is deteriorating rapidly.

Summary

Nigger Hill and Station Hill be offered to A.R. Turnbull, rent free, for a term of seven years. At the end of the term the position be again reviewed, at which time it may be considered desirable to revert it to the existing boundary. Turnbull to be asked to stock these blocks as lightly as possible.

*See note to
Commissioner
and Chief Clerk*

7th October, 1949.

MEMORANDUM ForThe Commissioner of Crown Lands,
CHRISTCHURCH.D.C. & E.T. TURNBULL, ACCESS ROAD TO MT. WHITE AND RIVERSDALE.

An inspection of the above road was carried out recently, in attendance were Mr. R.M.D. Johnson, (Chairman County Council), Mr. H.G. Hayden (Advisory Engineer to the County) Mr. de Lambert (P.W.D. Engineer) and Mr. D.C. Turnbull.

The road was traversed from the Waimakariri Bridge to Bush Gully on this section there are two bad patches, one immediately west of the Andross River, the other approximately one mile east of the Andross, each of approximately half a mile.

There is no doubt that the two bad stretches mentioned are in a poor state, practically unformed. It is in connection with these bad stretches that Mr. Turnbull is most anxious that the Council should carry out some maintenance work. He is not asking for any major work to be undertaken here at present, but merely that the worst of the pot-holes be filled in, so that the road will be in reasonable order for the carting of the wool. Mr. Turnbull's request cannot be considered unreasonable. Provided the Council repair the road temporarily, Mr. Turnbull is prepared to contribute a substantial sum towards the major works, to be undertaken at a later date.

BUSH GULLY: The leasees are concerned regarding the ford at this gully. The fall here is steep, and considerable securing has taken place recently. Should the ford become impassable, access to Mt. White would be completely cut off, as there is no alternative route. The engineers decided that a groyne is the only solution in this case, and consideration will be given to this when other work is being carried out on the road.

There is another bad section on the road, on the Riversdale side of the Poulter River, but Mr. Turnbull is not asking for any work to be done here at present.

LOCHINVAR: During conversation with Mr. Turnbull, he intimated that he was anxious to acquire the lease of Lochinvar. It is impossible to keep Mt. White stock off Lochinvar, and a large portion of the run has to be mustered. In any case to run Riversdale and Mt. White successfully it is vital that Lochinvar be included in the lease.

Field Inspector.

CLO.ND.

REF: PR.563

Lands & Survey Department,
Private Bag, CHRISTCHURCH.
14th July, 1949.

MEMORANDUM for:-

The District Field Inspector,
OFFICE.

D.C. & R.T. TURNBULL, ACCESS ROAD TO
MT. WHITE & RIVERSDALE RUNS

Mr. R.T. Turnbull called on the 12th instant. He said that the road into Mt. White was falling into a very poor condition and he and his father as licensees were prepared to spend a substantial sum on re-conditioning the road. Up to a few years ago the County had been ~~able~~ ^{unable} to do any work on the road and had rebated the rates on the property. More recently the County had done a certain amount and the licensees had paid rates in full. He considered that the re-conditioning of the road now required would be beyond the resources of the County, but that if it was now brought into good condition it should be possible to maintain it for an expenditure of say £50 a year. He enquired whether a Field Inspector and an Engineer from the Ministry of Works could make an inspection and advise him of the work required, the approximate cost thereof, and the likelihood of the Ministry of Works being able to undertake the work with its plant.

I told Mr. Turnbull that an inspection would be arranged accordingly, but that the County would require to be advised and it was desirable that the County should participate in the inspection.

Please arrange for a Field Inspector to accompany an Engineer from the Works Department and the County Engineer on an inspection and supply a report on this road, together with an estimate of the cost of reconditioning the road as requested by Mr. Turnbull.

The Field Inspector should get in touch with the County ~~Chairman~~ ^{Engineer} and the P.W.D. Engineer by 'phone as soon as possible to arrange a date for the inspection.

L. H. H. H.

Commissioner of Crown Lands.

M. R. H.

Has your attention please:

M. R. H.

18.7.49.

