

Crown Pastoral Land Tenure Review

Lease name : RAMSHEAD RUN

Lease number : PM 024

Due Diligence Report (including Status Report) - Part 2

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

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

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

July 09

**Knight
Frank**



Our ref: Rpm 018

LAND RESOURCES DIVISION

14 February, 2000

Area Manager
Department of Conservation
P O Box 51
RENWICK

C/- 16A Fyffe Street
Blenheim
New Zealand
Telephone: (03) 577-9100
Facsimile: (03) 577-9175
email: sbamford@voyager.co.nz

Dear Sir

**RE: RAMSHEAD- APPLICATION FOR COMMISSIONER OF CROWN LAND'S
CONSENT**

We advise that we act as agent for the Commissioner of Crown Lands with respect to the above matter.

The Commissioner's consent to the granting of a recreation permit to G and C Miller on Ramshead has been sought, and the Commissioner is required to consider this application, and determine his response to the application.

The Commissioner's action in considering this application is a discretionary action subject to the provisions of Section 18 of the Crown Pastoral Land Act 1998 (CPLA 1998).

In terms of Section 18(1) the Commissioner is required to consult with the Director-General of Conservation before taking any action described in Section 18(3).

In taking the action the Commissioner, to comply with Section 18(2) CPLA 1998, is required to take into account the following-

- a) The desirability of protecting the inherent values of the land concerned (other than attributes and characteristics of a recreational value only), and in particular the inherent values of indigenous plants and animals, and natural ecosystems and landscapes; and
- b) The desirability of making it easier to use the land concerned for farming purposes.

The Commissioner of Crown Lands is also required to take into account the views expressed by any person or body who is consulted.

The Commissioner has delegated us to act on his behalf to initiate certain elements of the consultation process.

Corporate Offices

Auckland
Wellington
Christchurch
16 Offices Nationwide

International

Australia
Belgium
Botswana
China
France

Germany
Hong Kong
India
Italy
Japan

Malawi
Nigeria
Singapore
Spain
Sweden

Tanzania
United Kingdom
United States
of America
Zimbabwe

Knight Frank (NZ) Limited
(An LPL Group Company)

INTERNATIONAL PROPERTY CONSULTANTS

We advise that we wish to consult with you, relating to this matter.

Enclosed please find a copy of the application which has been received from G and C Miller. A permit covering the activities has been running for a little over two years.

We wish to meet with you or receive from you your views and thoughts relating to the Commissioner's action. In particular we wish to identify any inherent values on the property concerned as set out in Section 18(2)(a) and the likely effect of the activities applied for on such inherent values. You may wish to comment on any other matters you think appropriate.

If you wish to inspect the area concerned, please contact Simon Bamford in the Blenheim Office of Knight Frank, who will convey the request to the lessee. Please note if you wish to discuss this request for the Commissioner's consent with the lessee, this should be done with Simon Bamford present.

Would you please provide your views and advice to Simon Bamford in the Blenheim office of Knight Frank in accordance with the time lines set down in your Department's Standard Operating Procedure. Upon receipt of your advice, we will convey such advice to the Commissioner of Crown Land for his consideration.

We thank you for your assistance.

Yours faithfully

KNIGHT FRANK (NZ) LIMITED



SIMON BAMFORD

Copy to: Mike Clare
Manager High Country Tenure Review
Department of Conservation
Private Bag 4715
CHRISTCHURCH

Knight Frank Ltd.

Dear Sirs,

The Kenneshead
6 RD. Glenburn
Ph 03 572 4016
24/1/00

Please find enclosed ^{re-} application
for recreational permit. I have
had to add the fee to my lease
payment as my chq Book is at
my Accountants.

Also ~~at~~ enclosed is record
of trampers from last season
and income & expenses account.

Expenses are only approximate
as my accountant has not completed
my 98/99 accounts, I cannot tally
them for myself as he has
all my records. Just this is
acceptable.

Yours faithfully
E. J. J.

KNIGHT FRANK (NZ) LTD
CHIEF EXECUTIVE
28 JAN 2000

APPLICATION FOR RECREATION PERMIT TO
OPERATE ON PASTORAL LEASE LAND

1. Name of Company/Partnership/Individual GS + CF MILLER

Address 'THE RANSHEAD' WAIHOPAI VALLEY RD 6 BLENHEIM

Telephone: Business 03 572 4046 Private ← Fax 03 572 4046

Name of Contact (if Company or Partnership) Greg Miller

2. Type of Activity applied for Tramping

3. Pastoral Lease properties covered by this Application (Topographical Map showing areas being used, routes, landing sites, site of any permanent facilities etc. to be attached): attached

4. Details of the Activity proposed in the short-medium term:

Tramping Track, with unguided

5. Long term Concept Plan: to incorporate

6. Date which Activity proposed to be operational: 60

Months of proposed operation 1 Sept to 31 M

Number of Clients per trip

Maximum 12

Minimum 1

Frequency of trips per year

Maximum

Minimum

Submission #

Noted	B0001
Action by	SB
Recorded	J
B/Up date	
File Ref	

has pd appl
fee
\$56.25

Duration of trips

Maximum

3 nights / 4 days

Minimum

1 day

7.

Proposed fees for first year of operation:

99/00 Season

\$20 Day walker, \$50 2 day, \$80 3 day, \$100 4 day

8.

Pastoral Leases on which you have written consent from the Lessee to operate (Copies of consent to

be attached)

9.

Pastoral Leases on which you intend operating but have yet to receive written consent of the

Lessee:

10.

Assessment of Impact of Proposal:

(Describe the impact your proposed activity will have on the inherent values of the land concerned, and in particular the inherent values of indigenous plants and animals, and natural ecosystems and landscapes - continue on separate

sheet if necessary):

Have been operating 2 years, no adverse effects

11.

What existing structures/facilities are to be used by the proposed Activity

(a) Belonging to the Lessee;

Dillon Hut (has been handed over to Ramshead Run by D.O.C.)

(b) Owned by the Department of Conservation;

12. What skills and experience do you have (or are you employing) to allow you to run the operation safely and competently Have successfully operated tramping track for past 2 years with no problems or complaints.

13. Details of Public Liability Insurance held \$1,000,000 Insurance broker
Pyne Gould Guinness, Blenheim.

14. General (any other comments relevant to your application) Operating this tramping track has had an enhancing effect on the environment as it has made us increasingly aware of the need to keep the track & eliminate weeds (gorse, broom, wilding pines) as much as possible.

Signed by Applicant:

S. Miller

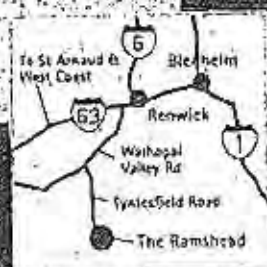
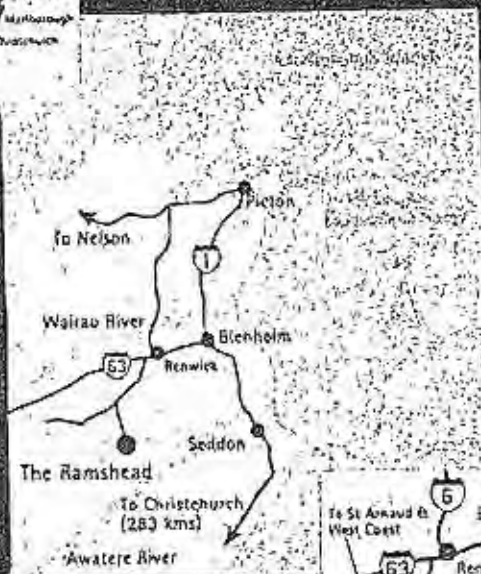
Date: 24/01/00

ENCLOSED:

Application Fee of \$56.25 (incl GST).
Map showing location of proposed activity.
Development Plan (if required).
Lessee's consent

A

A detailed map and brief history of the walk will be given to trampers on arrival at the Ramshead. Numbers are limited. Guaranteed beds. Steam water is drinkable.



Bookings Essential to:
The Ramshead

Greg and Carol Miller, RD6, Wairarapa Valley, Marlborough

Phone 03 572 4016, Fax 03 572 4046

Email: info@ramshead.co.nz Web: www.ramshead.co.nz

Trampers walk The Ramshead track at their own risk. Please note: The Ramshead is a high fire risk area, consequently no outdoor open fires are permitted. Anyone lighting fires will be liable for fuel/lighting costs. Visitors to The Ramshead will require sun hat, sunscreen, sleeping bag.

THE RAMSHEAD WALKING TRACK'S

The Time Has Come To Head For The Hills



One to Four Day

Walks in the

Rugged Grandeur of

Marlborough's High

Country

Bara Marshall & Taranaki	4	2/10/98	4/10/98 Wellington	F.M.C. Bulletin (see Gregory)	McNaught/Long Arm/Tummill/Omakaka	\$4
Shelie Budge and husband	2	18/10/98	18/10/98 Blenheim	McNaught/and out Omakaka	no cl	
ik and Jettie Cuslel	2	24/10/98	26/10/98 12 Cella St, CHCH B	website	McNaught/Tummill/Dillon	\$15
10 Jenks and Joy Jenkinson	2	24/10/98	26/10/98 Nelson	Wilderness	McNaught/Long Arm/ Dillon Hut /Dillon St	
we Mill girls, Sue Afison, Sheila	7	30/10/98	1/11/98 Blenheim	Carol	Dillon Stream/Dillon Hut/Omakaka	
rd, Wendy, Leslie, Jo (hunters)	10	13/11/98	15/11/98 ChCh	F.M.C. Bulletin	Mo Naught/Long Arm/ Dillon/Omak	\$50
Obery (Tower Tramping Club)	1	14/11	14/11 Blenheim (German man)	Blenn. Info. Centre.	Up Dillon & over Long Arm to home	
al Dohlem Blenheim	2	16/11	16/11 Picton		4 day L. Alex circuit	
sh McCaulay & Bob	4	17/11	20/11 ChCh		disco	\$30
well Syme party	2	18/11/98	19/11 Nelson	Wilderness	Dillon Str/Dillon Hut/Long Arm	\$7
ut Hart	2	20/11	20/11 Blenheim		One day walk up Dillon Stream	\$4
rek Hancock & Michael F.	1	7/12	10/12 Palmerston North	F.M.C.	Lake Alex paid transport	\$11
Graham pntchard	3	21/12/98	23/12/98 Tauranga	Wilderness	McNaught Dillon long arm omakaka home	\$15
sham & Marg Leigh (daughter)	2	26/12/98	29/12/98 Auckland	previous trampers	McN long arm Dillon home Dillon	\$10
Sam and Allen King	2	26/12/98	28/12/98 Nelson	F.M.C.	as above	\$10
Beech and partner	44	30/12/98	Auckland		MORNING TEA, PICNIC LUNCH	\$30
rest and Bird Auckland						
roy Payne			Palmerston Nth			
rdon Clarke 3 adult 2 child	5	7/1/99	8/1/99 Nelson		DILLON & TM DILLON HUT Omakaka	\$14
s Ford & friend	2	11/1/99	13/01/99	Wilderness article	I night in McNaughts	\$7
roy Jensen group	4	19/1/99	19/1/99 2 Koura St Turengi		McNaught to Dillon via Long Arm	\$20
sham Brebner & Mrs. Brebner	2	31/1	2/2/99 38 Colenso St, ChCh	FMC	Omakaka	
Wyn Robins	1	1/02	1/02 Auckland		Omakaka/L. Alex	\$7
in & Peter Jose	2	2/02	2/02 England	Old Convent, Rapsura Road	Day walk to B.G. Flat	\$4
& Janet McIntyre	2				Day walk Omakaka/Dillon	\$4
Total 63+44 on Bus to tour to date this season.						
in Thomas group	6	21/2	24/2 Tauranga		L. Alex circuit	\$45
ve & Allison Panckhurst	2	28/02	3/03 Mangonui, Northland.		L. Alex circuit	\$24
3 Monaghan	1	4/03	7/03 Blenheim	Wilderness article	L. Alex circuit (didn't stay Tummill Hut)	\$7
Jl & Marcuussen	2	14/03	17/03/99 Takaka	Wilderness article	L. Alex circuit	\$15
1 Ro. son	1	18/03	21/03/99 P. North	F.M.C. FRIEND OF	3 day, over Long Arm	\$7
11th Doyle group	5	19/03	21/03/99 Wellington			
Bluffton group	4	22/03	24/03/99 Takaka			
iam Rutherford	1	27/03	28/03 Hikurangi St Whakapana	Wilderness ad.	omakaka & Dillon tents	
Tramping Club.	10	31/03		thru Carol/ Nola Dick	Omakaka/Dillon circuit.	
gard O'Brien, Judith Winter	2	2/04	4/04 Ashburton	Press* article	McNaught to Dillon via Tummill Hut.	
y Hurlwal group	4	2/04	5/04 Christchurch.		L. Alex circuit.	
ze & Cheryl McLaren.	2	3/04	6/04	Press Article	McNaughts, Dillon Home	
Dunford	2	7/04	9/04 Christchurch		L. Alex circuit.	
ry Andrews & husband	2	9/04	12/04 Rangiora			
Bilbrough John Hall group	4	15/04	18/04 Mahau Sound & Leeston			
in McKerzie group	6	18/04	21/04 Wanganui	FMC ad.	3 day over Long Arm	
ica & John Pybus	2	20/04	22/04 Auckland			
Total 120 + Bus tour to date						
er Jackson group	4	2/05	4/05 Nelson	W.O.M.	L. Alex circuit.	
hanie Dombay & friend	2	4/05	7/05 ChCh.	Discover Marl	L. Alex circuit	
er and Pat Lyon	2	26/05/99	29/05/99 Vermont, U.S.A.		McNaught - Dillon.	
Col. Somerville	2	11/12/98	14/12/98 Nelson			

129

\$700

33

RAMSHEAD

"RELEASED UNDER THE OFFICIAL INFORMATION ACT"

TRAMPING TRACK EXPENSES

Y/E 30/6/98

Receipts

Fees	1084
Dev. grants + Subsidies.	995
	<u>2079</u>

EXPENSES

Adv.	1202
Brochures, Maps	1273
Permits.	1308
General.	37
	<u>\$3820</u>

Less. \$1741

Y/E 30/6/99

Receipts

7063

EXPENSES

Advertising	1447
Brochures, Maps.	—
Permits	200
General	1,000
neighbours access	450
D.O.C. Hut fees.	176
Gas	160
BBQ coopers ext.	1,000
Hut renovation	<u>3,000</u>
	7433

~~Less.~~ Less. \$370

APPENDIX 4

OTE FOR FILE.

Discussed rights under easement briefly with
Kit Morat. He advised he didn't consider
that the public could use the ROW in
order to partake in commercial recreation
permit opportunities available on the Rensselaer
PL.

Payment of a fee to the grantor, or
in effect get permission is probably the
only answer.

ES.
15/11.

Number 9586

Correct for the purposes of the Land Transfer Act.

Transfer OR GRANT OF RIGHT OF WAY
OVER "TINTESFIELD"

H. J. Churchward
Solicitor,
Blenheim.

Situated in

M. V. CRITCHLEY

Ventur

to

HIS MAJESTY THE KING

Purchaser

Particulars entered in Register Book, Vol. 31

Folio 7

the 2nd day of April 1928

at 10 o'clock am



H. J. Churchward
Land Registrar of the District of Marlborough

*Row Esment Document
Access to Ramshead.*

BURDEN, CHURCHWARD, & REID
Solicitors,
BLenheim.

Kapapa print.

*B. C. H.
2/4/1928.
1000*

Approved by
 District Land Registrar
 Marlborough. No. 1925/5.



[New Zealand]

MEMORANDUM OF TRANSFER OR GRANT OF EASEMENT

I, MARY VERA CRITCHLEY of Tyntesfield in the Provincial District of Marlborough
 wife of Thomas Sandford Critchley of the same place Sheepfarmer
 being registered as the proprietor

of an estate in fee simple

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

memoranda underwritten or endorsed hereon, in that piece of land situated in

the Provincial District of Marlborough containing

Twenty-two acres two roods and twenty-one perches (22a.2r.21p.) more or less
 being a strip of land One hundred links wide being all the land in deposited
 plan Number 1129 and thereon coloured yellow and being part of the land
 comprised in Certificate of Title Volume 24 folio 233

1129

In consideration of the sum of five shillings (£-0-5-0)

paid to me by HIS MAJESTY THE KING

the receipt of which sum is hereby acknowledged

~~estate and interest in the said piece of land~~

DO HEREBY TRANSFER AND GRANT unto His Majesty the King his heirs and successors full and free right and liberty for him and them registered proprietor or proprietors for the time being of all that area of Crown Land containing fourteen thousand acres (14,000a.Or.Op.) more or less being Run Number 110 situated in the Land District of Marlborough and being all the land now comprised in Pastoral License Number 253 and his and their tenants servants agents and workmen from time to time and at all times hereafter at his or their will and pleasure to go pass and repass with or without horses or other animals carts carriages and other vehicles of any description for all purposes connected with the use and enjoyment of the land secondly above described through over and along the said piece of land firstly hereinbefore described TO the end and intent that the right of way hereby granted shall be for ever hereafter appurtenant to the said piece of land secondly hereinbefore described for all purposes connected with the use occupation and enjoyment thereof.

In Witness whereof have hereunto subscribed my name this 16th day of January One thousand nine hundred and twenty-eight.

W. T. Critchley

Signed by the above-named MARY VERA CRITCHLEY in the presence of:-

as transferred in the presence of

WITNESS:

Name W. T. Critchley

Occupation Solicitor

Address Meremere

W. T. Critchley

Mortgages not discharged.

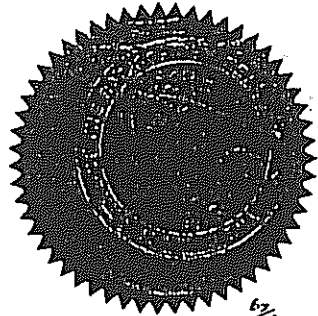
February 1928.
Illustration (photo)

Wm. R. Dwyer

DATED this 17th day of February 1928.

Edward Abbott
Rensselaer
Chickson

_____) General Manager.



67/25

AFM

4/150
0/13

97.

BLINFIELD.

19 June, 1957.

Mr T.H. Slape,
"Ranshead",
P.B. BLINFIELD.

Dear Mr Slape,

ACCESS THROUGH "TYNTESFIELD"

You no doubt realise that in travelling through "Tyntesfield" for part of the way you are not on a road but on a right-of-way easement.

This easement was granted by "Tyntesfield" in favour of the Crown and its tenant at "Ranshead", but it is a right-of-way only and you would not have the same rights on it as though it were a public road.

This office has recently received representations from Mr Edward Ensor. It seems that there has been some disputes between you relating to closing of gates and also divergence by you from the actual line of the easement on to a more convenient track.

I do not know whether you have been at fault, but I would stress that for an access right like this to operate smoothly, it requires consideration and forbearance by both the owner of "Tyntesfield" and the licensee of "Ranshead".

I feel I may rely upon you to do your utmost to save friction.

The matter is largely one between yourself and "Tyntesfield", but if you wish to discuss any aspects of the difficulties, you could call at this office when next in town.

Yours faithfully,

W.M. Groombridge
COMMISSIONER OF CROWN LANDS.

AFM

4/150
0/13

97,

BIENHEIM.

19 June, 1957.

Messrs Gascoigne, Wicks & Walton,
Barristers & Solicitors,
High Street,
BIENHEIM.

Dear Sirs,

TYNTESFIELD ESTATE
RIGHT-OF-WAY EASEMENT TO RAMSHEAD

Your letter of 12 June is to hand. Mr Ensor had already called at this office on two occasions.

Some friction in relation to a number of matters seems to have arisen between these two neighbours.

If such an access is to operate smoothly it will require consideration and forbearance on the part of both the owner of the "Tyntesfield" Estate and the licensee of "Ramshead".

There is no doubt that "Tyntesfield" can insist upon "Ramshead" sticking strictly to the line of the easement. On the other hand, there is nothing specific in the easement regarding maintenance and in fact I think it can be assumed that "Ramshead" does not need to maintain at all, and in regard to the gates across the easement referred to by you, there would seem to be grave doubt as to whether "Tyntesfield" is strictly entitled to obstruct the access in any way.

I have written to Mr Slape asking that he co-operate as much as possible in the smooth working of this easement and I would ask that your client make his best endeavours to save future friction.

Yours faithfully,



KAT
(J.M. Greenbridge)
COMM. TOWNCLERK OF CHURCH LANE.

GASCOIGNE, WICKS & WALTON
BARRISTERS & SOLICITORS

COMBINING
McCALLUM & WICKS
AND
SMITH & GASCOIGNE
ALLAN MAXWELL GASCOIGNE
ARTHUR GORDON WICKS, LL.M.
JOHN HALFORD WALTON
AMG:SES

BRANCH OFFICE PICTON VISITED THURSDAYS

TELEPHONE 1645
(2 lines)
P.O. BOX 2

High Street,
BLENHEIM, N.Z.



12th June, 1957.

The Commissioner of Crown Lands,
BLENHEIM.

Dear Sir,

TYNTESFIELD ESTATE.

We are instructed by Mr. Edward Ensor to write to you regarding the right-of-way through the Tyntesfield property giving access to the Crown property known as "Ram's Head" owned by the Crown and occupied by Mr. T.H. Slape.

The right-of-way was created in February, 1908, by Transfer registered no. 9586, the object being to give more direct and satisfactory access from the main County road to the "Ram's Head" property. The actual wording of the grant of right-of-way is as follows:-

"In consideration of the sum of five shillings (£-0-5-0) paid to me by HIS MAJESTY THE KING the receipt of which is hereby acknowledged DO HEREBY TRANSFER AND GRANT unto His Majesty the King his heirs and successors full and free right and liberty for him and them, ^{the} registered proprietor or proprietors for the time being of all that area of Crown Land containing fourteen thousand acres (14,000a. or. op.) more or less being Run Number 110 situated in the Land District of Marlborough and being all the land now comprised in Pastoral License Number 253 and his and their tenants servants agents and workmen from time to time and at all times hereafter at his or their will and pleasure to go pass and repass with or without horses or other animals carts carriage and other vehicles of any description for all purposes connected with the use and enjoyment of the land secondly above described through over and along the said piece of land first hereinbefore described TO the end and intent that the right of way hereby granted shall be for ever appurtenant to the said piece of land secondly hereinbefore described for all purposes connected with the use occupation and enjoyment thereof."

It will be noted that there is no specific reference to the question of who was to be responsible for the maintenance of the right-of-way. As no obligation was created against the owner of the freehold for maintenance, it is obvious that

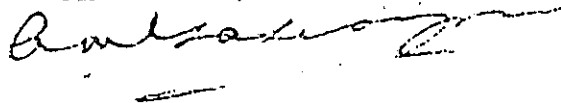
CHIEF CLERK
24/6/57

2.

maintenance must be the responsibility of the Crown or of the tenant for the time being of the "Ram's Head" property. On account of past neglect of maintenance, the roadway at certain points deviates from the correct line in order to get round obstacles which have grown up, and Mr. Ensor requires that the roadway be restored to the correct line. It is asked that you kindly arrange for this to be done, either at the expense of the Crown or at the expense of Mr. Slape.

On the right-of-way are certain gates which have obviously been there ever since the right-of-way was first created. These gates are essential to the effective farming of the Tyntesfield property, and we can find nothing in the wording of the grant of right-of-way making the existence of those gates in any way an infringement of the right to the use of the right-of-way by the Crown and its tenant. Mr. Ensor has found that the gates, however, ^{are} often left open, and he instructs us to ask that you notify Mr. Slape that it is his obligation to close the gates after he has used them, and to instruct his employees and others lawfully entitled to use the right-of-way to do likewise.

Yours faithfully,
GASCOIGNE, WICKS & WALTON.



Vol. 53, folio 32

Order for N/O No. 21850

NEW ZEALAND



CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the twenty-second day of JUNE, one thousand nine hundred and fifty-four
under the hand and seal of the District Land Registrar of the Land Registration District of WILTSHIRE. Witnessed that
ROBERT HEATON BODDER of Ashburn Tal Toru, Knight

be sold of an estate is free-altogether (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or ordered before, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereafter described, as the same is delineated by the plan between bordered green ^{those} to the several edmeasurements a little more or less, that is to say: All that parcel of land containing together seven thousand and seventeen acres one foot and sixteen decimal six perches more or less situated in Blocks X, XV and XX Avon Survey District ^{Square 42, Omaha District, and Section} and Block XV Taylor Pass Survey District being Sections 40, 41, 43, 61, 62, 63, 66, 67, 68, 69, 71, 72, 73, 74 and parts of Sections 42, 61, 62, 70, 73 and 77 all of Square 42 Tynesfield Run, District of Omaha, Sections 56, 57 and parts of Sections 55, 58, 59 and 98 Tynesfield Run and Sections 1, 2, 3, 4 and 5 Castle Hill Run, District of Omaha, Sections 15, 16, 20, 21, 29 and parts of Sections 10, 12, 17, 25, 26, 27, 30 and 31 all of Block I District of Omaha being ^{Parts of Lots 1 and 2 of Deposited Plans Nos.} 718 and 719 ^{718 and 719}

DESCRIPTION AMENDED

District and Registrar.

DESCRIPTION AMENDED

DISTRICT LAND REGISTRAR

Subject to Right of Way over the part of above described land coloured yellow on plan No. 1129 and on the plan hereon created by Transfer No. 9586.

[illegible]

37042 Sonarby Michael Harry Joddy and
John Hutton Rhonda G. Harold Edward
Einar of Oshawa, James produced
23.5.1957 at 12.10 pm 25.5.1957

THIS REPRODUCTION (ON A REDUCED SCALE)
CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL REGISTER FOR THE PURPOSES OF
SECTION 552A OF THE TRANSIT ACT 1952

136676-Certificate vesting mortgage
27049 in the Rural Banking and Finance
Corporation.-13.7.1987 at 10.30p.m.

27249 Mortgage ~~Shoreland~~ ^{Shoreland} Enos to the
State ~~Shoreland~~ ^{Shoreland} ~~Shoreland~~ ^{Shoreland}
Shoreland ~~Shoreland~~ ^{Shoreland} ~~Shoreland~~ ^{Shoreland} 12:13 pm

157135 Electricity discharged under Section
50 of the Electricity Act 1989 - 9.4.1991
at 1.30o'clock to A.L.R.
20/2/46-1 for A.L.R.

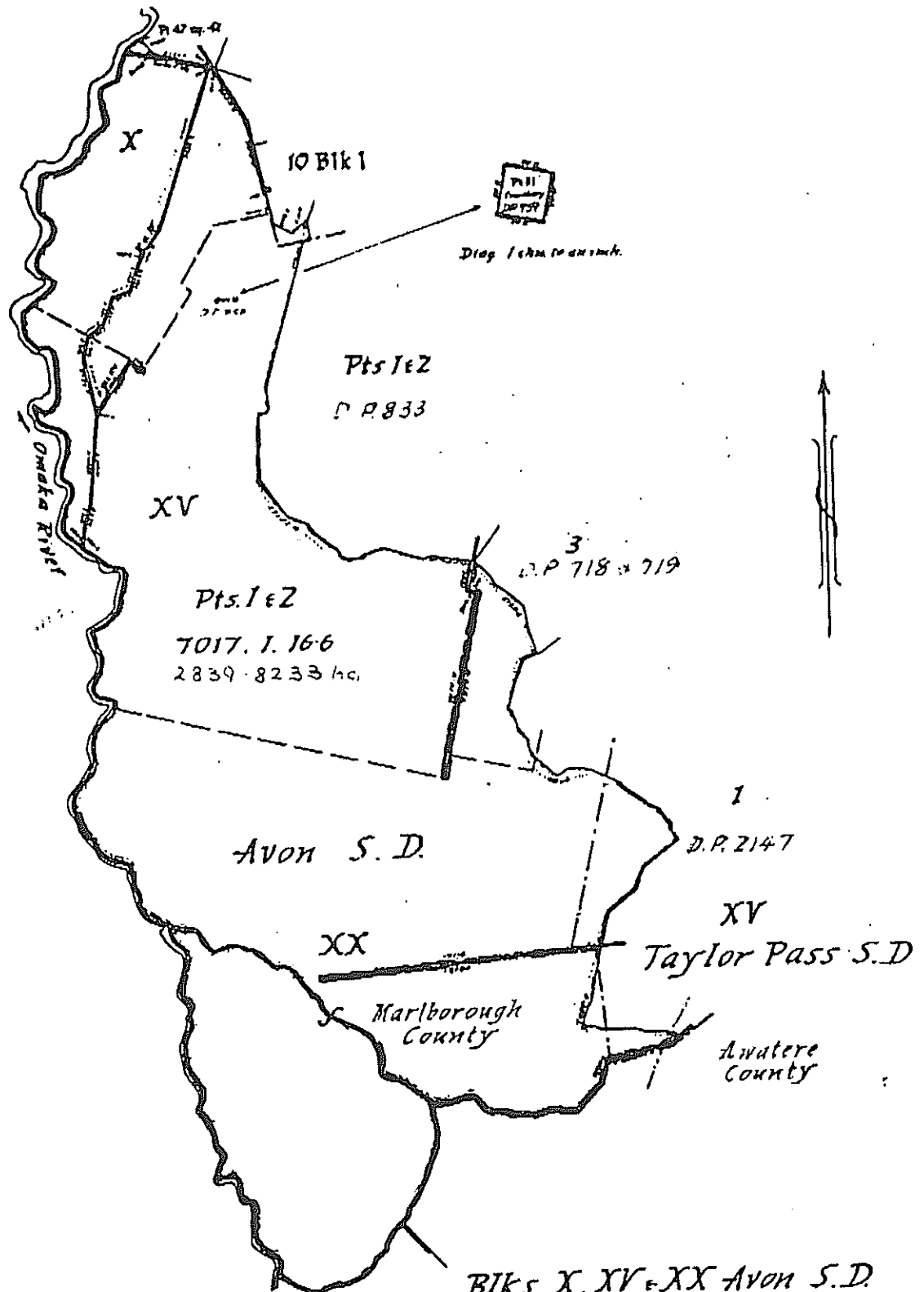
[illegible]

AIRTEL Transfer to Springfield, Mass.
Limited as Above - produced 21.1.1970
cc RTO etc. *JAV*

Variation of Hong Kong 37052 produced 2
 at 11.31 a.m. 500

(OVER)

REGISTER



Bks X, XV & XX Avon S.D.
& XV Taylor Pass S.D.
Scale: 40 chains to an inch.

METRIC AREA IS 2839.8233 ha

THIS REPRODUCTION (ON A REDUCED SCALE)
CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL RECORD FOR THE PURPOSES OF
SECTION 215A LAND TRANSFER ACT 1952.
R.P. 101 ALB

"RELEASED UNDER THE OFFICIAL INFORMATION ACT"

APPENDIX 5

L. & S.—F. 14A

DEPARTMENT OF LANDS AND SURVEY

OUR FILE: 8/6/49

From HEAD OFFICE

To CCL BLENHEIM


Ref.: Ours/Yours of

LANDS AND SURVEY DEPT.	YOUR FILE: P24, 028
Received Date:	18 July 1985
22 JUL 1985	
Executive Officer	Person to consult:
BLENHEIM	

SUBJECT: RAMSHEAD PASTORAL LEASE AND OCCUPATION LICENCE

Your submission dated 29 May 1985 refers.

The Head Office Committee of the Land Settlement Board has considered this proposal and sees it as being a sensible rationalisation of land uses and boundaries on this run. The committee has approved as amended your recommendation under Case No 1985/150 of 18 July 1985. Copy of the approved submission is attached for your information and action.


C G Pemberton
for Director-General

Enc

CAD.
DAG am
Adm - f 32.
R/R
FS. - see also f 30.

LAND SETTLEMENT BOARD
DELEGATION TO HEAD OFFICE COMMITTEE

FILES: DO P 24, O 28
HO 8/6/49

CASE NO:

MARLBOROUGH LAND DISTRICT

PROPOSAL

To seek Board approval to action proposed on the expired Ramshead Pastoral Occupation Licence, ie:-

- 1 Surrender of the Ramshead Pastoral Occupation Licence (POL).
- 2 Partial surrender of the Ramshead Pastoral Lease (PL).
- 3 Incorporation of part of the surrendered POL into the PL.

LAND STATUS, AREA, TERM AND A/R

- 1 Pastoral Lease (PL), being Section 2, Block XXIV, Avon Survey District. 1995.1 ha. Term: 33 years from 1 January 1963. A/R \$180.00.
- 2 Pastoral Occupation Licence (POL), being Run 228, Blocks XXIV and XXV, Avon Survey District and Blocks VII and VIII, Hodder Survey District. 2994.6737 ha. Term: Expired 31 December 1978 (Running On). A/R \$60.00.

LOCATION

24 km south west of Blenheim.

LESSEE

Ramshead Run Limited (Norton and Mark Giles, father and son. Mark Giles is now responsible for the day to day running and management of the property).

BACKGROUND

The Department has been aware for some time of the need to rationalize the Ramshead PL and POL boundaries. Delays in dealing with this matter have occurred for a number of reasons, including ownership and management changes, and completion of the draft management plan for Ferny Gair, which adjoins the POL area.

Recently staff inspected the area in conjunction with Norton and Mark Giles and this has assisted towards clarification of the relevant issues for boundary rationalization. In addition, there are areas on the Pastoral Lease which the Department consider important botanically, or for water and soil conservation reasons, and wishes to see protected. A further issue, although one which under current LSB policy depends on the lessees initiative, is consideration of possible reclassification of all or part of the pastoral lease.

/...

In 1981 the Marlborough Catchment Board prepared a run plan for the pastoral lease area only - it did not address the POL area, stating that this had expired and was under review. However, retirement and surrender of a large part of the expired POL is an important issue to the future of Ramshead, and is considered to be closely linked with conservation fencing proposals under the run plan.

LAND SETTLEMENT COMMITTEE VIEWS

The Marlborough Land Settlement Committee and associate committee member Dr P Williams accompanied by staff inspected the POL and PL areas with Norton and Mark Giles on 2 April 1985. The purpose of the meeting was:-

- 1 To inspect the proposed boundary adjustments consequent to surrender of most of the pastoral occupation licence land and subsequent adjustment of the pastoral lease boundary.
- 2 To view and discuss potential reserve areas on the pastoral lease and POL.
- 3 To consider a right of way easement in favour of the Crown across the pastoral lease area to provide access for management reasons to the Crown land behind the adjusted boundary.

The proposed boundary adjustments are illustrated on the plans attached, and while in earlier discussions with staff the lessees had indicated their agreement, in general terms, the inspection with the Land Settlement Committee provided an opportunity for a thorough inspection of relevant boundaries and full discussion of the issues involved.

As a result of inspections and discussions, the Committee:

- 1 Agreed the POL would be surrendered with effect from 30 June 1985.
- 2 Agreed that part of the PL would also be surrendered with effect from 30 June 1985, as shown on the attached plan.
- 3 Agreed that the area of the surrendered POL not considered necessary for retirement be incorporated into the PL with effect from 1 July 1985, with subsequent amendments to annual rental and stock limitation.
- 4 Noted that the lessee will grant the Crown a Right of Way access agreement over the PL area to the surrendered POL area.
- 5 Noted that areas tentatively identified as meriting reserve status would be further investigated to more accurately define their ecological and botanical significance.
- 6 Noted that reclassification proposals for the revised PL area are a matter for the lessee to initiate but at least substantial areas would appear suitable for reclassification.

/...

GENERAL

The proposals as illustrated on the plan attached provide for retirement of approximately 2565 ha (80%) of the POL plus 25 ha of the pastoral lease, with approximately 420 ha of the POL to be incorporated into the pastoral lease.

The major retirement area (2565 ha) comprises 50% Class VIII land, 40% Class VII and 10% Class VI. The majority of the Class VI land is in a tributary of the Tummil River, and there is also a small enclave in a tributary of the Omaka River. The proposed retirement of the major part of the POL is seen as filling two important roles, firstly that of water and soil conservation, with both on site and downstream benefits. Secondly there are botanical and ecological values worthy of preservation, and these have been identified by Ecology Division of DSIR, and reported on by Reserves Ranger staff. Future management of the area following retirement and surrender, would be in conjunction with the Ferny Gair area.

Other issues important to surrender of the POL include:

- 1 Stocking - The present stock limit is for 500 ms hoggets from February to April and 250 wether hoggets from April to October. While there is some stock penetration into the areas proposed for retirement, the major grazeable areas are those intended for incorporation into the Pastoral Lease, and therefore little grazeable land will be lost. The pastoral lease stock limit will be amended to include that previously applied to the POL.
- 2 Fencing - The revised boundary will need to be fenced, and the estimated cost of this is \$43,000 x 70% (Crowns share) = \$30,000 (10 km @ \$4,300 per km). Initial finance of \$20,000 towards this is held, see HOC:LSB 1984/252 of 17 January 1985.
- 3 Rental - The proposed adjustments will require consequential amendments to the PL rental.
- 4 Access - As part of the reorganisation of tenure, and with the retirement area intended for management in conjunction with Ferny Gair, it is considered prudent to have a ROW agreement in favour of the Crown via the formed track up Dillon Creek to the retirement areas beyond Pig Whare and Ramshead Saddles. As indicated earlier the lessees have agreed to this.

As far as the possible reserve areas are concerned, staff have now undertaken further field work and a report is being prepared. If the area located within the POL area is deemed to merit reservation it will be excluded from the area to be incorporated into the PL. As far as the other two areas are concerned the lessees have indicated their agreement in principle to the eastern area receiving protection, with further negotiation required on the western area. This will be followed up with the lessees in the near future.

/...

SURVEY

Survey of the revised boundaries and fixing of the right of way will be required with the Crown meeting the cost.

PLANS

Locality and illustrative plans attached.

RECOMMENDATION

That in terms of Sections ¹⁰⁷109 of the Land Act 1948 the Head Office Committee acting under delegation from the Land Settlement Board approve the course of action proposed for the Ramshead POL area.

If the Committees approval is forthcoming subsequent surrender and incorporation action will be approved under CCL delegated authority.

HEAD OFFICE COMMITTEE
18 JUL 1985
APPROVED

AS AMENDED

\$25,200

PPL - 25200
\$7,200

18,000



MEMORANDUM

CONSERVATION

PLEASE ADDRESS ALL
REPLIES TO

Nelson OFFICE

OUR REF: PPL 126

YOUR REF: _____

14/9 1994

Ramshead Run - Proposed ROW.

Mr Kevin Dave Stark.

Dave - as discussed we trying to formalise a vehicular ROW in
front of HMTC & her agents alone (NOT public) over the existing
track up the Dillon.

This was surveyed at the same time as areas were surrendered
& added from adjoining PDL & PPL area agreed to but while
Sec 2 so 6741 was excluded & so 1 so 6741 incorporated into the
lease & area AD so declared to be PPL the ROW was never registered.
I tried once during Giles days but it was to sale at the time so
decided to postpone till now once was in place.

I'm in the process of having G S Mullens solicitor check the
Row document & then National bank & Mortgage but will need
eventually the Owner's (HMTC) consent

I'd appreciate it if you could discuss the situation with Kit Mount
to see how of HMTC grant herself an easement - to HMTC & Coys payers

b) whether a lessee can bind future lessees

a) just what mechanism we need to allow to be able to register
a binding easement of Row on the leasehold title so future lessees
remain bound.

Thank

John Hayman

P.S. Will the Variation proposed for Compensation Row cover it?

Our Ref: P 24



21 September 1994

Regional Conservator
Department of Conservation
Private Bag 5
NELSON

ATTENTION: J Hayward

Dear Jack

RE: RAMSHEAD - PROPOSED RIGHT OF WAY

I refer to our discussions and your note dated 14 September 1994 regarding the proposed Right of Way.

I have discussed the situation with Kit Mouat and he believes that a Variation of Lease similar to the Compensation Right of Way will be sufficient. The Right of Way is to be for DOC only and not the general public.

The Variation of Lease will be binding on any future lessee's.

Please give me a call if you have any queries.

Yours faithfully

Dave Stark
Acting Manager
LANDCORP PROPERTY LIMITED

BLenheim OFFICE
LANDCORP HOUSE
14 MARKET STREET NORTH
PO BOX 794
BLenheim, NZ
PHONE 0-3-578 0879
FAX 0-3-578 0878

MEMORANDUM OF TRANSFER

GRANT OF EASEMENT OF RIGHT OF WAY

WHEREAS G. S. MILLER LIMITED at Balclutha

Grantor

(hereinafter called the ~~Transferor~~ being registered as proprietor

of an estate in leasehold

subject however to such encumbrances liens and interests as are notified by memoranda under-written or endorsed hereon in that

piece of land situated in the Land District of

Marlborough

containing

~~more or less being~~

2346.1402 hectares, more or less, being part Section 2, Block XXIV, Avon Survey District and Section 1, SO Plan 6741, and being all the land comprised and described in leasehold Certificate of title 1A/1033 (Marlborough Registry) (hereinafter referred to as "the said land".

Subject to	Encumbrance	86262
	Land Improvement Agreement	107938
	Electricity Agreement	138220
	Protected Private Land Agreement	154889
	Mortgage	168485.3

AND WHEREAS HER MAJESTY THE QUEEN acting by and through the Minister of conservation (hereinafter together with Her successors and assigns referred to as "the Grantee") is desirous of acquiring an easement of right of way over the said land

AND WHEREAS, the Minister of Conservation is empowered by Section 7 of the Conservation Act 1987 to acquire interests in land for conservation purposes and has requested the Grantor to grant of right of way easement in gross over the said land

AND WHEREAS the Grantor has agreed to transfer and grant an easement of right of way over the said land on the terms and conditions hereinafter contained in favour of the Grantee

NOW THEREFORE in pursuance of the premises hereinbefore contained and IN CONSIDERATION of the sum of ONE DOLLAR (\$1) paid to the Grantor by the Grantee (the receipt of which the Grantor hereby acknowledges), the Grantor DOES HEREBY TRANSFER AND GRANT to the Grantee as and in the nature of an easement of right of way in gross the full, free, uninterrupted and unrestricted right, liberty and privilege for the Grantee, Her servants, tenants, agents, workmen, licensees and invitees (in common with the Grantor, his tenants and any other person lawfully entitled to do so) from time to time and at all times by day and by night to go, pass, and repass, with or without horses or domestic animals of any kind, and with or without carriages, vehicles, motor vehicles, machinery and implements of any kind, over and along that part of the said land shown more particularly marked 'C' to 'N' on DP 7395

AND IT IS AGREED AND DECLARED by and between the Grantor and the Grantee that all the rights and powers implied by virtue of Section 90D of the Land Transfer Act 1952 and the Seventh Schedule to that Act, containing the rights implied in an easement of vehicular right of way set out in the Ninth Schedule to the Property Law Act 1952 in favour of Grantees, shall apply to this grant.

Any dispute to the terms of, or interpretation of, the right hereby granted or the liability of the parties hereunder shall be determined by arbitration pursuant to the provisions of the Arbitration Act 1908, and this clause shall be deemed to be a submission within the meaning of the Act.

In consideration of the sum of \$

paid to the Transferor by

(hereinafter called the Transferee) the receipt of which sum is hereby acknowledged the Transferor **HEREBY TRANSFERS** to the Transferee

all the estate and interest of
the Transferor in the land above described.

In witness whereof these presents have been executed this day of 19

~~Signed by the above named~~

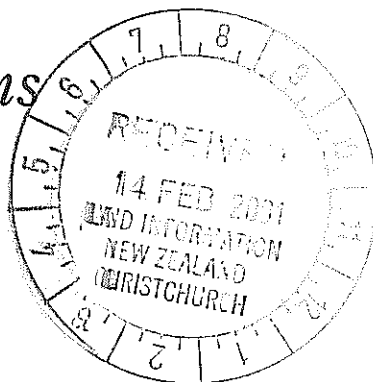
THE COMMON SEAL of G S MILLER LIMITED
was hereunto affixed in the presence of

Occupation
in the presence of
Address

Signed for and on behalf of HER MAJESTY THE QUEEN and the Minister of Conservation by HUGH FRANCIS MALCOLM LOGAN, Regional Conservator, Nelson/Marlborough Conservancy, Department of Conservation, pursuant to an instrument of delegation in respect of Section 53(1) of the Conservation Act 1987 dated 27 October 1989,

in the presence of

Occupation
Address



Our Ref: Pm 024
Your Ref: CON/50231/22641/A-ZNO

9 February 2001

Log 5480
Bob

The Contract Administrator
Land Information New Zealand
Private Bag 4721
CHRISTCHURCH

Attention: *Murray* MacKenzie

Dear Murray

Re: Tenure Review- Ramshead Run

On 11 November 2000 the Commissioner of Crown Lands approved project plans 1-3 for the review of the above Pastoral Lease.

Enclosed is a submission completed in accordance with CPL Standard 7 dealing with consultation, particularly related to the inclusion of neighbouring land.

Please contact me should you wish to discuss this matter.

Yours faithfully
Q V Valuations

A handwritten signature in cursive script, appearing to read 'Barry Dench'.

Barry Dench
Team Leader for Tenure Review

REPORT ON CONSULTATION

CPL COMMENCEMENT OF TENURE REVIEW STANDARD 7

File Ref: CON/50231/09/¹²⁴¹~~22641~~/A-ZNO Report No: QVV 128 Report Date: 9/2 /2001

Office of Agent: Christchurch LINZ Case No: ^{TR 01/40} Date sent to LINZ: 9/2 /2001

RECOMMENDATIONS:

1. That the Commissioner of Crown Lands or his delegate **note** the advice received from the DGC delegate regarding the inclusion of other land in the tenure review of Ramshead Run pastoral lease.
2. That the Commissioner of Crown Lands or his delegate **note** that there is no record on file of enquires from holders of neighbouring land for inclusion in the tenure review
3. That the Commissioner of Crown Lands or his delegate include neighbouring freehold land held by the holder of the Ramshead lease in the tenure review for Ramshead Run Pm 024, and
3. 1 That the Commissioner of Crown Lands or his delegate approves an approach being made, by the agent, to the holders of Ramshead Run seeking the inclusion of Lot 2 DP 7973 in the review.

Signed by Q V Valuations



Barry Dench
Team Leader for Tenure Review

Approved/~~Declined~~ by:



Name: ROBERT WILLIAM LYGACH
Date of Decision

22 / 2 / 01

1. **Details of lease:**

Lease Name: Ramshead Run
Location: Tyntesfield Road, Renwick
Lessee: GS Miller Ltd

2. **Details of Consultation:**

On 24 July 2000 the Commissioner of Crown Lands wrote to the DGC delegate regarding consultation in terms of Section 26(1) CPL Act 1998. The DGC delegate responded on 25 July 2000.

On 13 November 2000 Q V Valuations wrote to the DGC delegate and Fish and Game Council in respect of the project plans for Standards 6, 7 and 8 and sought feedback on the time frames.

In a letter dated 16 January 2001 Q V Valuations as agent sought further consultation with the DGC delegate in respect of any neighbouring land that may be included in the tenure review for ~~Richmond Station~~ Ramshead. The DGC delegate responded on 7 February 2001.

The Land Status Check has yet to be carried out for this property. Preliminary plans drawn up for the Land Status Checks along with the Certificate of Title have been provided to the DGC delegate and Fish and Game Council. *now received*

Written has been requested and the parties advised that the CCL wishes to consult further and sought comments.

3. **Analysis of responses received:**

In the letter dated 7 February 2001 the DGC delegate responded with regard to the inclusion of neighbouring land with the following comments.

For Ramshead Run the delegate notes "Pursuant to a delegation under Section 26 CPLA from the Director-General of Conservation I am writing to you as the DGC delegate on the inclusion of other land in the review. We believe it would be appropriate to seek inclusion of a neighbouring freehold land owned by the lessee's."

This freehold area is described as being Lot 2 DP 7973, 430 hectares and adjoins the western boundary of the property.

As the status check information is not available at this point we cannot be certain about other adjoining lands. However from our records and current survey work we are not aware of any other land that we would seek to included in this review"

4. **Inclusion of neighbouring land:**

No decision has been made by the Commissioner of Crown Lands in respect of inclusion of neighbouring land.

In the absence of the Land Status Check a check on adjoining land has been carried out using Terraview. Adjoining land comprises:

- Castle Hill Station, a freehold property owned by Tyntesfield Estate Ltd
- Blairick Station pastoral lease held by Blairick Station Ltd. This property is also the subject of tenure review.
- DoC conservation land to the east and south side, part adjacent to Blairick Station
- Freehold land owned by BD and SL Mason
- Freehold land on Ramshead's north west boundary owned by P and L Rold
- Freehold land owned by GS Miller Ltd, holders of Ramshead Run pastoral lease

Only the freehold land is in the same names as the holders of the pastoral lease. The holders have included the lease only in their invitation and thus an approach would need to be made regarding inclusion of the freehold land.

The agent is not aware that the holders of Blairick pastoral lease, also in tenure review, have requested to be included in the Ramshead review.

Discussion and conclusion:

The required consultation has been undertaken.

The check on ownership has been based on Terraview and search of CT 4D/431(Marlborough Registry) -Ramshead Run freehold land. We recommend that Lot 2 DP 7973 be the only other land to be included in the review under the jurisdiction of Section 30 CPL Act 1998.

Appendices:

- (1) Consultation with DGC delegate before undertaking review. Letter dated 24 July 2000.
- (2) Response from delegate dated 25 July 2000.
- (3) Consultation regarding inclusion of other land. Letter dated 16 January 2001.
- (4) Response on inclusion of other land dated 7 February 2001.
- (5) Plan indicating the ownership of adjoining lands
- (6) CT 4D/431(Marlborough Registry)

25/07/2000 17:22

64-4-4780312

10 JUL 2000

PAGE 07

Our Ref:

Your Ref:

24 July 2000

Mr M Clare
Manager
High Country Tenure Review
Department of Conservation
Private Bag 4715
CHRISTCHURCH

Tenure Review – Consultation before Undertaking a Review

I am considering undertaking reviews of land held under pastoral leases, in terms of section 27 Crown Pastoral Land Act 1998 (CPLA).

Section 26(1) CPLA requires me to consult with the Director General of Conservation before taking any action specified in subsection (3).

The action under subsection (3)(a) is undertaking a review under section 27, and I advise that I wish to consult with you regarding this matter.

The pastoral leases I am considering undertaking reviews of are listed below.

1. Glendene Station
2. Ramshead Run
3. Mt Alexander
4. Richmond
5. West Hills
6. Glenrock
7. Holbrook
8. Rollesby
9. Simons Hill
10. Lake Taylor
11. Blarich
12. Quailburn
13. Cambrian
14. Ribbonwood
15. Rainbow Station – subject to confirmation from Knight Frank that the holder has agreed to undertake tenure review
16. Glencoe Station – subject to confirmation that Knight Frank hold a written invitation to undertake tenure review

National Office
Lambton House
100 Lambton Quay
PO Box 5501
Wellington
New Zealand
Tel 64-4-470 0110
Fax 64-4-480 0111
Internet
<http://www.dca.govt.nz>

all m clare re tenure review consultation before undertaking a review.doc

25/07/2000 17:22

64-4-4780912

TO: GULLEN

PAGE 08

The attached schedule lists further details e.g. date of lessee's initial interest in undertaking tenure review.

Would you please provide your views and advice to me as soon as possible in respect of the review of leases which your responsibilities relate to.

Yours faithfully

David Gullen
Commissioner of Crown Lands

cc Murray Mackenzie
Contract Administrator
LINZ
Christchurch



Department of Conservation
Te Papa Atawhai

fax

Date: 25 July 2000

Name: Dave Gullen Commissioner of Crown Lands

Organisation: LAND INFORMATION NZ

Address: Lambton House, 180 Lambton Quay
WELLINGTON

Fax Number: 04 478 0912

From: Mike Clare

No. of Pages:
(including cover sheet)

Statement of Confidentiality

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Dear Dave

TENURE REVIEW - CONSULTATION BEFORE UNDERTAKING A REVIEW

Thank you, for your fax dated 24 July 2000.

As the Director General of Conservation's delegate under Section 26 (1) CPLA I am happy for the review of the following Pastoral Lease CPLA Tenure Reviews to proceed. These are:

Ramshead

Richmond

West Hills

Glenrock

Holtbrook

Rollesby

Simons Hill

Lake Taylor

Blarich

Quailburn

Ribbonwood

Rainbow Station

Yours faithfully

Mike Clare

Mike Clare

Manager HCTR

for CONSERVATOR

Canterbury Conservancy

Private Bag, 133 Victoria Street, Christchurch, New Zealand
Telephone 03-379 9758, Fax 03-363-1388



Our Ref: CON/50231/09/22641/A-ZNO

16 January 2001

Mr Mike Clare
Manager High Country Tenure Review
Department of Conservation
Private Bag 4715
CHRISTCHURCH

Dear Mike

RE: TENURE REVIEW -INCLUSION OF OTHER LAND. RAMSHEAD RUN Pm 024

On 24 July 2000 the Commissioner of Crown Lands initiated consultation with you as the Director General of Conservation delegate before undertaking a review under Section 27 Crown Pastoral Land Act 1998(CPLA). You replied on 25 July 2000.

The Commissioner wishes to consult further with you, as the DGC delegate, and seeks your comments in respect of any neighbouring land that may be included in the tenure review.

Sections 26 to 31 of CPLA allows for land falling into several categories to be included in a tenure review subject to agreement. The tenure review may be for a reviewable lease or two or more reviewable leases of neighbouring land, and may also include neighbouring land held under one or more occupational licences, unused Crown land, freehold land held under the same name as the holder of a reviewable instrument, and conservation area or reserve.

Would you please provide comments regarding the inclusion of any neighbouring land comprising an occupational licence, unused Crown land, freehold land held under the same name as the holder of a Ramshead Run reviewable instrument, and conservation area or reserve, in the aforementioned tenure review.

I look forward to receiving your comments at your earliest convenience so that I may report to the Commissioners delegate.

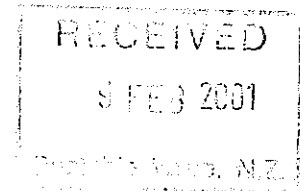
Yours faithfully
Q V Valuations

A handwritten signature in cursive script, appearing to read 'Barry Dench'.

Barry Dench
Team Leader for Tenure Review



Department of Conservation
Te Papa Atawhai



PTR 405

07 February 2001

Barry Dench
Team leader for Tenure Review
(QV) valuations
195 Hereford Street.
PO Box 13-443
CHRISTCHURCH

Dear Barry

TENURE REVIEW - INCLUSION OF OTHER LANDS, RAMSHEAD.

Thank you for your letter dated 16 January 2001 regarding inclusion of the other lands. Pursuant to a delegation under s. 26 CPLA from the Director- General of Conservation I am writing to you as the DGC delegate on the inclusion of other lands in the review. We believe it would be appropriate to seek inclusion of a neighbouring freehold land owned by the Lessee's.

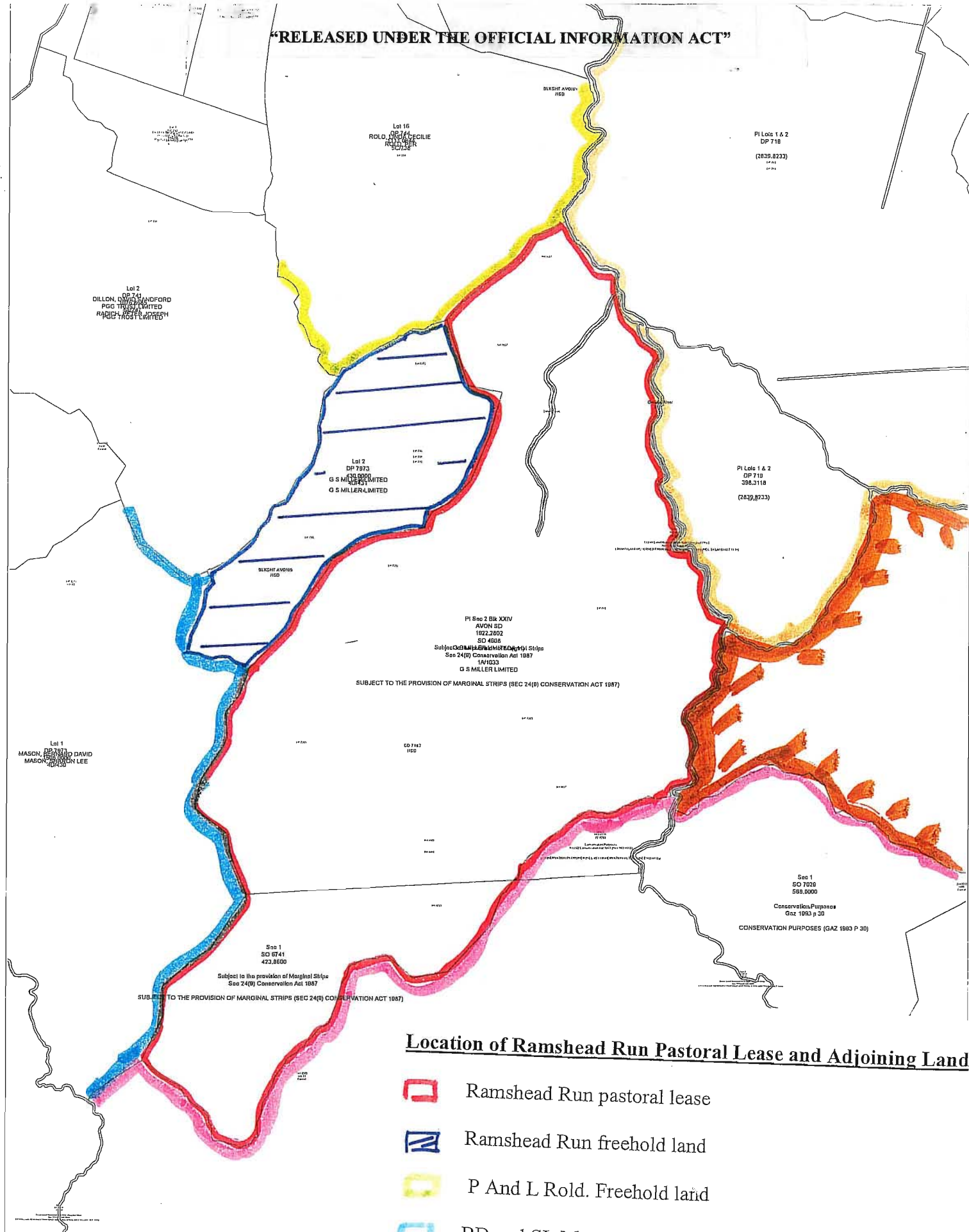
This freehold area is described as being Lot 2, DP 7973, 430.00 ha and adjoins the western boundary of the property.

As the status check information is not available at this point we cannot be certain about any other adjoining lands. However from our records and current survey work we are not aware of any other land that we would seek to include in the review.

Yours faithfully

A handwritten signature in cursive script that reads 'Mike Clare'.

Mike Clare
Manager High Country tenure Review.



Location of Ramshead Run Pastoral Lease and Adjoining Land

-  Ramshead Run pastoral lease
-  Ramshead Run freehold land
-  P And L Rold. Freehold land
-  BD and SL Mason. Freehold land
-  DoC Conservation land
-  Blairick Station pastoral lease
-  Castle Hill Station freehold land

0 500 1000 1500 2

07 FEB 2001

Transfer No. -

N/C. Order No. 152440.3



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 25th day of May one thousand nine hundred and ninety under the seal of the District Land Registrar of the Land Registration District of Marlborough

WITNESSETH that RICHARD LEE DILLON of Blenheim, Farmer (1/4 share), ELIZABETH CAMPBELL DILLON of Blenheim, Married Woman, JAMES MICHAEL LEE DILLON of Blenheim, Farmer and PYNE GOULD GUINNESS LIMITED at Christchurch (1/2 share), the said JAMES MICHAEL LEE DILLON and PYNE GOULD GUINNESS LIMITED (1/4 share) as tenants in common in the said shares are seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon. be the several admeasurements a little more or less, that is to say: All that parcel of land containing 430.00

hectares more or less situate in Block XXIV and XIX Avon S.D. being Lot 2 DP 7973



Interests at Date of Issue:

Appurtenant hereto is a Right to Convey water and incidental rights over the part Lot 17 DP 742 (3D/1325) coloured blue on DP 2101 created by Transfer 22110.

67531 Mortgage to (now) Michael William Shuckburgh Tove, Daniel Pembroke Clouston and Pyne Gould Guinness Limited -31.5.1972 at 9.39o'c

72307 Statutory Land Charge under the Local Housing Act 1936 -2.8.1973 at 9.00o'c

95385.1 Mortgage (and 3 variations thereon) to the Rural Banking and Finance Corporation.-2.7.1979 at 9.53o'c

101260.6 Mortgage to (now) Thomas John Rutger Teschemaker and the said Thomas John Rutger Teschemaker, Thomas Coldham Williams and Richard Alister Williams as executors in states.-10.12.1980 at 9.23o'c

106968.2 Mortgage to the Rural Banking and Finance Corporation.-29.1.1982 at 2.52o'c

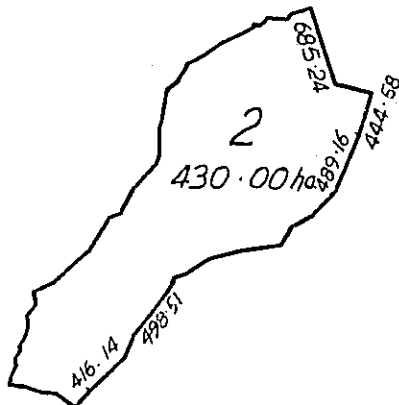
106968.4 Memorandum of Priority making (now) charge 72307 a first charge, mortgage 106968.2 a second charge, mortgage 95385.1 a third charge and mortgage 67531 a fourth charge and mortgage 101260.6 a fifth charge.-29.1.1990 at 2.52o'c

152440.1 Resolution pursuant to Section 321(3)(b) Local Government Act 1974.-25.5.1990 at 9.25o'c

155437.1 Transfer to Mark Eric Giles of Blenheim, Farmer.-4.12.1990 at 9.09o'c

A.L.R.

A.L.R.



Measurements are Metric

OVER

155437.2 Mortgage to Rural Banking and Finance Corporation of New Zealand Limited
 4.12.1990 at 9.00%
 DISCHARGED 20/10/91
 A.L.R.

159277.4 Mortgage to The Rural Bank Limited.-
 20.8.1991 at 9.03%
 DISCHARGED 29/11/93
 A.L.R.

168244.3 Transfer to G.S. Miller Limited at Balclutha. - 14.5.1993 from 10.12%
 DISCHARGED 10/5/93

168244.4 Mortgage to the National Bank of New Zealand Limited - 29.9.1993 at 10.12%
 DISCHARGED 10/5/93

A.L.R..

168485.2 Transfer to G.S. Miller Limited at Balclutha. - 14.5.1993 at 9.55%
 DISCHARGED 26/11/91

168485.3 Mortgage to the National Bank of New Zealand Limited - 14.5.1993 at 9.55%
 DISCHARGED 26/11/91

A.L.R..

193283.2 Mortgage to PGG Trust Limited
 26.9.1997 at 9.45

for DLR

196103.1 Variation of mortgage 193283.2

196103.2 Mortgage to Pyne Gould Guinness Limited

all 2.3.1998 at 9.30

for DLR.