

Crown Pastoral Land Tenure Review

Lease name : WAITANGI

Lease number : PT 075

Due Diligence Report (including Status Report) - Part 3

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

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

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

July 09

SO Plans (Additional)

S.O. 5828

S.O. 5828

899
149
C

PLAN OF-

NEW ROAD THROUGH RUN 66, GIBSON S. D.

Surveyed by Fred W. Freeman, Licensed Surveyor
Christchurch, Nov 1922
For CANTERBURY AGRICULTURAL COLLEGE

Scale 10 chains to an inch

I hereby certify that this survey has been made under my own supervision and that this certificate, when filed with the Registrar of Land, shall be deemed to be a true and correct copy of the original filed with me in connection with this survey.

Fred W. Freeman
Licensed Surveyor

IV

L. p. 1039

Lot 2

J. A. Sifton

D. p. 2739

WAIMATE COUNTY

RUN 66^B

"Wairangi" Station

RUN 67A

36688

E. R. 1574

GIBSON S. D.

Lot 1

D. p. 2739

RUN 61

H. Simpson

S. p. 1554

VI

L. p. 538

R. S. 30808

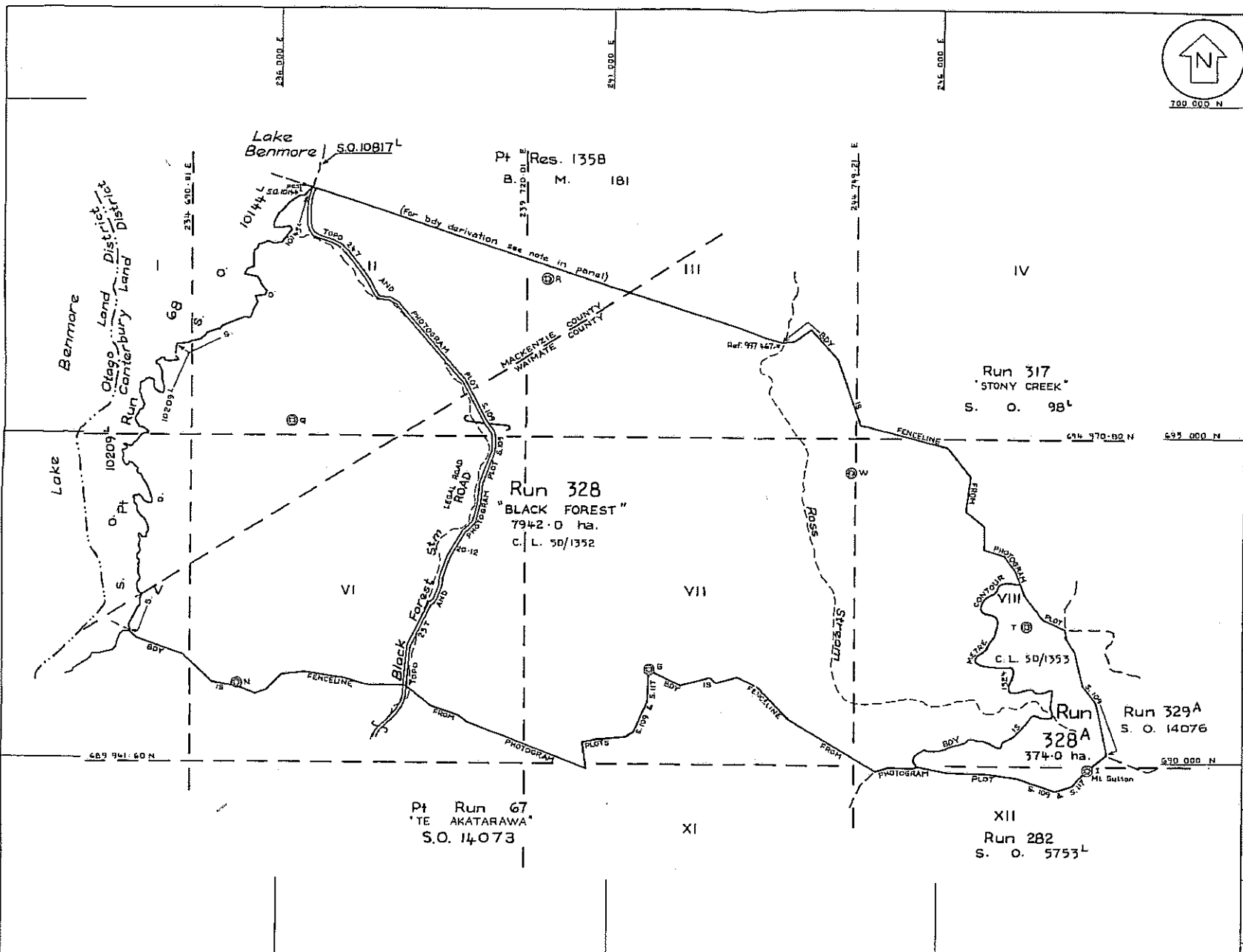
S.O. 5828

File No. 923

Surveyed by
Fred W. Freeman
1922

Fred W. Freeman
For and under
Date 11/1/23

5828



Approx.

700 000 N

Schedule		
Appellation	Former Area	New Area
Run 328	7662.3179 ha.	7942.0 ha.
Run 328 ^A	283.2799 ha.	374.0 ha.

Note:

- Part of northern boundary is a right line between the post, 190.92 from 17XLIV S.O. 10144; and the fence angle, at ref. 997467 on Photogram Plot S.109.
- Runs 328 & 328^A are subject to Sec. 58 of the Land Act 1948 along rivers and streams over 3 metres wide.

Datum: Old Cadastral
 Timaru Circuit Coordinates
 Origin: Mt Horrible 700 000 mN
 300 000 mE

Total Area 8316.0 ha.

Comprised in C.L.'s 50/1352, 50/1353

This plan represents the most accurate planimetric definition available at this date of the boundaries of the land listed above.

Date 19/7/76

[Signature]
 Chief Surveyor

Field Book p. p. Traverse Book p. p.

Reference Plans Topog. 247, 251, 502, 90, 5753, 10144, 10145, 10209, 10553, 10817. Photogram Plots S.109, 65, 117

Examined B. Cunningham Correct *[Signature]*

Approved as to Survey

See above
 Chief Surveyor

Deposited this day of 19

District Land Registrar

File 7/118
 Received B. Cunningham 16.6.76
 Instructions

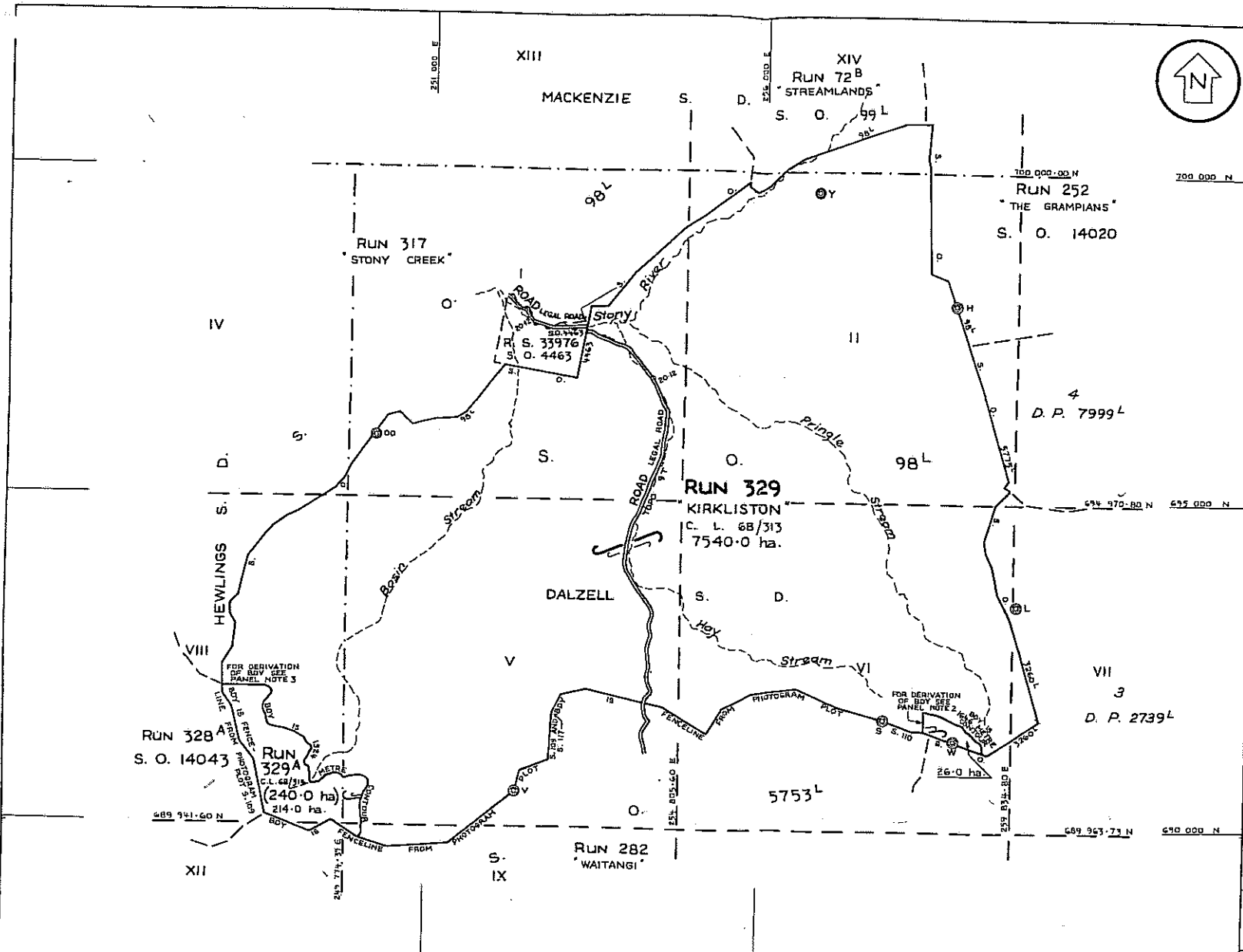
SO 14043

LAND DISTRICT CANTERBURY
 SURVEY BLK. & DIST. VII, VIII, IV, V, VI, HEWLINGS
 NZMS 177 SHEET NO. S. 109 & S. 117.

Run 328 "Black Forest" & Run 328^A

LOCAL AUTHORITY MACKENZIE & WAIMATE COUNTIES
 COMPILED IN SURVEY OFFICE
 Scale 1:40,000 Date JUNE 1976

"RELEASED UNDER THE OFFICIAL INFORMATION ACT"



APPROVAL

Schedule		
Appellation	Former Area	New Area
Run 329	7353.1381 ha.	7540.0 ha.
Run 329A	254.9519 ha.	240.0 ha.

Note:-
 1. All work is adopted.
 2. Eastern Pt Run 329A - Western boundary is a right line due north from fence angle at reference 162415 on Photogram Plot S. 110 to the 1646 metre contour.
 3. Western Pt Run 329A - Northern boundary is a right line due east from fence junction at ref. 045419 on Photogram Plot S. 109 to the 1524 metre contour.
 4. Runs 329 & 329A are subject to Sec. 53 of the Land Act 1948 along rivers and streams over 3 metres wide.

Datum: Old Cadastral
 Timaru Circuit Coordinates
 Origin: Mt Horrible 700 000 mN
 300 000 mE

Total Area	7780.0 ha.
Comprised in C.L.s	68/313 & 68/314

This plan represents the most accurate planimetric definition available at this date of the boundaries of the land listed above.
 Date 2/9/76
[Signature]
 Chief Surveyor

Field Book	p. _____	Traverse Book	p. _____
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Reference Plans: 1089, 91, Photogram Plots S. 109, 110 & 112
 524, 39, 1324, 1752, 1775, 1463, 1420, 1404, 0, 0, 2715, 7235
 Examined by C. Cunningham Comd. J. H. Fleming

Approved as to Survey
See Above
 Chief Surveyor

Deposited this _____ day of _____ 19____

District Land Registrar

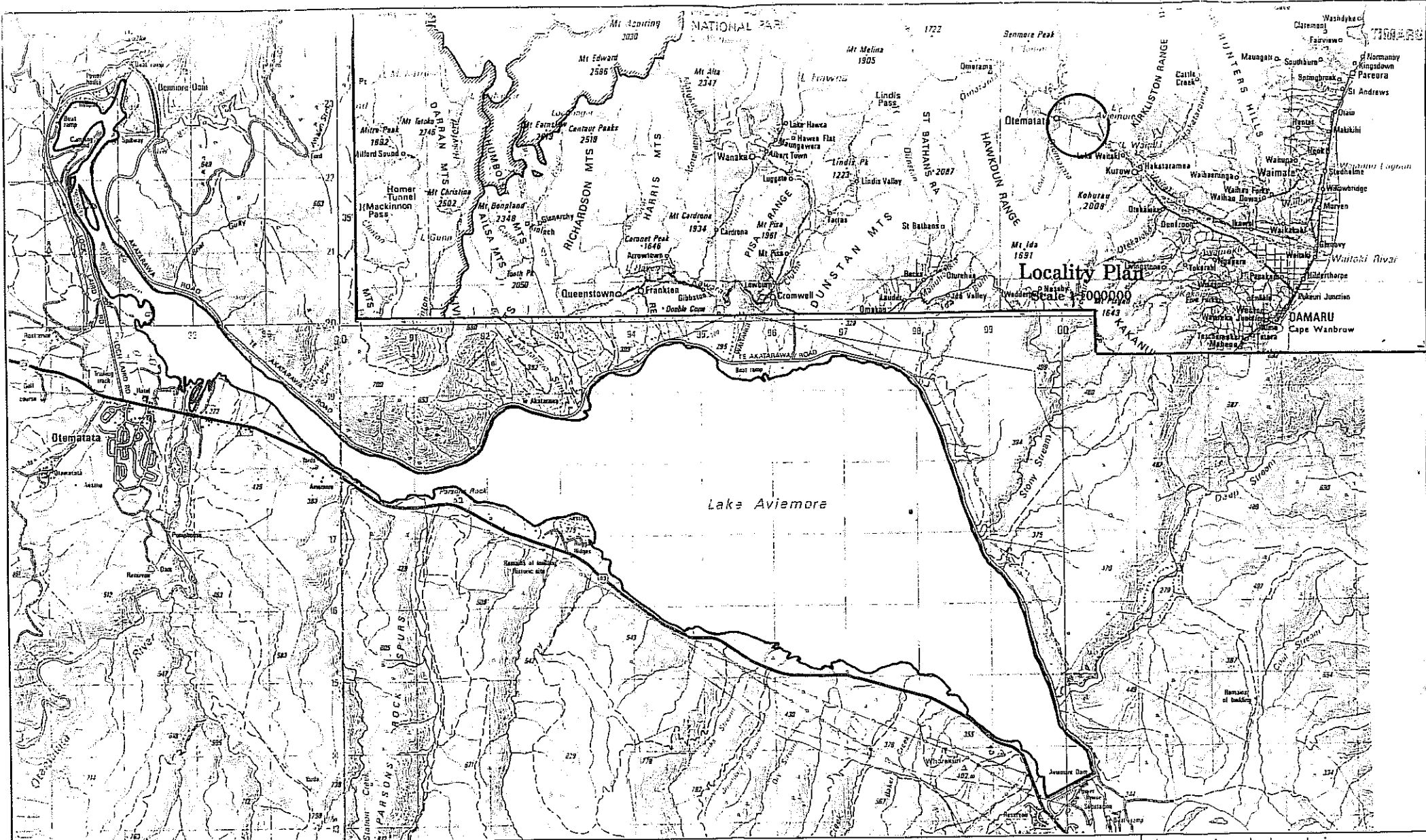
LAND DISTRICT CANTERBURY
 SURVEY BLK. & DIST. IV, VII, XII HEWLINGS, XIV MACKENZIE
 SURVEY BLK. & DIST. I, II, VI, VII, IX DALZELL
 NZMS 177 SHEET NO. S. 109, S. 110, S. 117

Run 329A & Run 329 "Kirkliston"

LOCAL AUTHORITY WAIMATE COUNTY
 COMPILED IN SURVEY OFFICE
 Scale 1:40 000 Date JULY 1976

File - P. 113
 Received L. Hoy. 8.7.76
 Instructions

SO 14076



Scale 1:50000
 0 500 1000 1500 2000 2500 3000 3500 4000 4500

Otago & Canterbury Land Districts
 Territorial Authority: Waitaki/Waimate Dist.
Terralink NZ Ltd
 Survey Services
 Dunedin



Mahi Tikumu

Areas referred to in the Deed of Settlement for the
 Ngāi Tahu Claim

Approved as to boundaries:
[Signature] 21/11/97
 for Te Rūnanga o Ngāi Tahu
[Signature] 21/11/97
 on behalf of the Crown

MD 492

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Extract of CLR

10 FEB 1987

Description: Part Run 282 "Waitangi"
 Situated in: Hewlings, Dalzell, Gibson and Hakataerua Survey District.
 S.O. Plan: _____ Local Authority: Wairarapa County Council Area: 19320.00 m²/ha

Main File	DETAILS OF LEASE OR LICENCE						
	Selector	File	Date of Selection	Term Years / From	R.V. Price	A/Rent Instalment	Det. Exp.
	<u>Waitangi Station</u>	<u>P.75</u>	<u>1.4.57</u>	<u>33 / 1.7.57</u>		<u>1480.00</u>	<u>30/6/91</u>

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

Valuation Ref: 25170 - 130

C.L./C.T./Deeds Ref: 529/85

Name of Reserve/Locality: _____

Description: Part Run 282 "Waitangi"

Extracts of Allocation maps

CATEGORY 18 SCHEDULE
 (Allocation approved in accordance with
 Ministerial 59 Comm. HCC on Land
 Allocation decision of 6 September Canterbury Land District
 1988 CMCLP(88)M12 - item 3(c))

0750

Allocation Number	NZMS 261 Reference	SO Number	Legal Description	Area (Ha)	Sub Rec	Background Notes	Allocation To
8 SO17105	I36	(	Part Run 110A, Blocks IV, V, VIII,	3540.0000	*	Retired area.	Department of Conservation
14 SO17113	J36	(	IX Sinclair Survey District			Part Run 110A 'Mesopotamia'	
9 SO17105	I36	(	Part Run 77, Blocks V, VI, IX, X,	3844.5136	*	Retired area. Part Run 77	Department of Conservation
13 SO17106	I37	(	XIII, XIV, Fox Survey District				
15 SO17113	J36	(
11 SO17114	J37	(
14 SO17106	I37		Part RS 41129, Blocks VIII, XII, XVI, Tekapo Survey District, Block IX Opuha Survey District	2717.5000	*	Mt Dobson area. Retired. Part Run 259 'Cloudy Peaks'	Department of Conservation
15 SO17106	I37		Part RS 42000, Blocks I, II Tekapo Survey District	9.0299		For wildlife reserve	Department of Conservation
				10.221		refer file 6700-03 folio 52/14/12/15	
16 SO17106	I37		Crown land in Cass Riverbed, Blocks I, II Tekapo Survey District	subject to survey			Department of Conservation
3 SO17109	I39		Part Lot 3 DP 2739 Blocks VI, VII, X, XIV, XV Dalzell Survey District	3593.6637		Kirkliston Crown Land Management Area	Department of Conservation
4 SO17109	I39	(	Part Lot 2 DP 2739 Blocks XIII, XIV	5137.0000		Kirkliston Crown Land Management Area	Department of Conservation
4 SO17109	I40	(	Dalzell Survey District, Blocks IV, VI, Gibson Survey District, Blocks I, II, V Hakataramea Survey District				
16 SO17113	J36		Part Run 115B, Block XVI, Heron Survey District	subject to survey		Access to Lake Emily	Department of Conservation

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S.O. 17108

NZMS 261

SCHEDULE PURSUANT TO SEC 62

Sheet 1 of 1

Sheet I 39

CONSERVATION ACT 1987.

No.	DESCRIPTION	AREA	DEEMED OWNER	CATEGORY	AGREEMENT or COVENANT	CASE No.
1	See Schedule S.O. 17105 number 2 (Recreation Permit only, RP33)					
2	Lot 1 DP 24740, Blk 11 Hewlings S.P.	4332m²	DOC	8	Reallocated to Dept of Lands * U. J 39. 4. CO	
3	FOR DETAILS SEE CATEGORY 18 SCHEDULES		Formerly		U. J 39. 5. CO	
4	FOR DETAILS SEE CATEGORY 18 SCHEDULES		Formerly		U. J 39. 6. CO	

Parcel 1 Deleted.
H. J. Kew 7/4/88
Chief Surveyor

"Approved as to amendments made in accordance with Cabinet decision of 17 December 1987". *

H. J. Kew 7.4.88
Chief Surveyor

CATEGORIES

CERTIFIED CORRECT

CHIEF SURVEYOR 28.4.87

1 NOT USED

2 State Forest Land allocation approved by Special Ministerial Coordinating Committee on 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

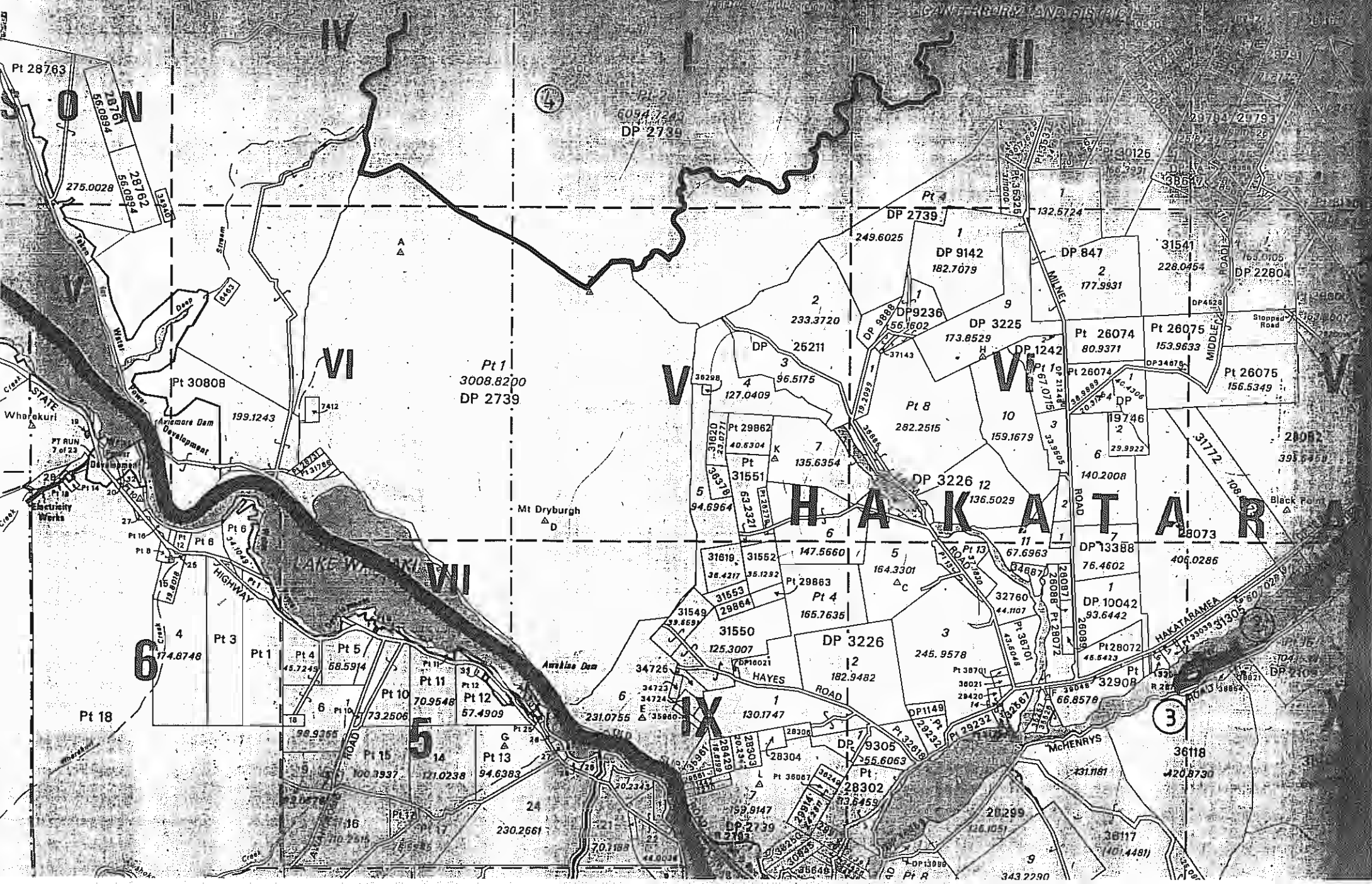
6 State Forest land allocations approved by Cabinet following the Blackley report on West Coast Forests.

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 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.

RELEASED UNDER THE OFFICIAL INFORMATION ACT



S.O. 17109..

NZMS 261

SCHEDULE PURSUANT TO SEC 62

Sheet.....of.....

Sheet 140

CONSERVATION ACT 1987

No.	DESCRIPTION	AREA	DEEMED OWNER	CATEGORY	AGREEMENT or COVENANT	CASE No
1	See Schedule SO 17105, Number 2. (Recreation Permit only, RP33)				Parcel 1 Deleted. H. J. Ken 7/4/88 Chief Surveyor	
2	Part R 2878 and Part Bed Hakataramea River, Blks XI Hakataramea SD	3.2 ha	DOC	8		
3	Part R 2878 and Part Bed Hakataramea River, Blks X and XI Hakataramea SD	20.0 ha	"	8		
4	FOR DETAILS SEE CATEGORY 18 SCHEDULES	Formerly U. 239.6.00 and U. 240.10.00				

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CATEGORIES	CERTIFIED CORRECT	CHIEF SURVEYOR 28.4.87
1 NOT USED	4 Crown land and State Forest land allocation approved by the Special Ministerial Coordinating Committee on 21 January 1987.	7 Crown land and State Forest land allocation approved by the Special Ministerial Coordinating Committee on 11 March 1987.
2 State Forest land allocation approved by Special Ministerial Coordinating Committee on 26 November 1986.	5 NOT USED	8 Crown land subject to Sections 66A, 67, 68 and 165 Land Act 1948 and Unalienated Crown land not previously accounted for, approved in accordance with the Special Ministerial Coordinating Committee's decision of 25 March 1987.
3 Crown land allocation approved by the Special Ministerial Coordinating Committee on 3 December 1986.	6 State Forest land allocations approved by Cabinet following the Blakeley report on West Coast Forests.	

214.0000
(240.0000)

Mu Sunon

DALZELL

Pt 1

1167.6380

DP

XII

IX

X
RANGE

Pt 3

4065.8321

DP 2739

XI

5

1085.9000

41512
793.6330

3

FA

Waitangi

PT RUN 282

19320.0000

EΔ

XVI

XIII

XIV

KIRKLISTON

D Δ AB

CΔ

XV

14

2106.1000

Stony

Stream

Stream

Deep

DP

42671

17

BB

Hakataramea

II HAKATARAMEA

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DOC Consultation



Department of Conservation
Te Papa Atawhai

Our ref: PAR 019, PTR 075 PTR 192, PTR 070

15 October 2001

Don McGregor
McGregor Property Services
6 Cumberland Place
Kaiapoi

Dear Don

PASTORAL LEASE STATUS CHECK - HUNTER HILLS, WAITANGI, AND RATA PEAKS

I refer to your letter of 20 September 2001.

I have checked the Department of Conservation's land records. With the exception of Waitangi, the only areas of public conservation estate within the boundaries are potential marginal strips. I have commented on these below. With Waitangi, there is an uncompleted surrender within the boundary shown on your plan, and I comment on this below: Conservation Estate does adjoin all the properties and is listed below:

RATA PEAKS:

J36/8 - Rata Peaks retirement area. This is land that has been surrendered from the lease, but hasn't yet been formally declared to be part of the public conservation estate.

J36/37 - Rangitata River Marginal Strip - this is a very old area reserved from sale pursuant to Section 122 Land Act 1908. Held pursuant to Part IVA of the Conservation Act 1987.

As both these areas sit outside the pastoral lease boundary, I have not made any enquiries regarding any concessions.

HUNTER HILLS.

J39/134 - Hunter Hills Conservation Area - this land is held as Stewardship land under the Conservation Act 1987.

As this area sits outside the pastoral lease boundary, I have not made any enquiries regarding any concessions.

WAITANGI

I39/18 & 19 - Kirkliston Retirement Area and Blackforest Retirement Area - This is land that is in the process of being surrendered from the relevant pastoral leases, but hasn't yet been formally declared to be part of the public conservation estate.

I39/004 - Kirkliston Range Conservation Area - this land is held under Section 62 of the Conservation Act 1987 (deemed to be Stewardship land).

I39020 - Waitangi Retirement Area - This land shows as still being part of the Pastoral Lease, but is in our system as under investigation for addition to the public conservation estate. Our file records indicate that there is an agreement in place to surrender the land from the lease, but the implementation is some way off. The land has not been surveyed. I would suggest you investigate the details of this surrender on the Pastoral Lease file.

As I39/20, I39/18, and I39/19 are not formally part of the conservation estate, there will be no concessions issued over them. With the Kirkliston Range area, there are concessions over at least part of this land, but as it sits outside the Waitangi boundary I've not made detailed enquiries.

With respect to marginal strips, Rata Peaks was renewed on 1 July 1990, so will be subject to Part IVA of the Conservation Act 1987. I can see no memorial on the title, and the only notation on Terraview is the old Section 122 marginal strip along the Rangitata.

Hunter Hills was renewed in 1992, and as with Rata Peaks will be subject to Part IVA of the Conservation Act 1987. I can see no memorial on the title, and no marginal strips are shown on Terraview.

Waitangi was also renewed on 1 July 1990 and as with Rata Peaks will be subject to Part IVA of the Conservation Act 1987. I can see no memorial on the title, and no marginal strips are shown on Terraview.

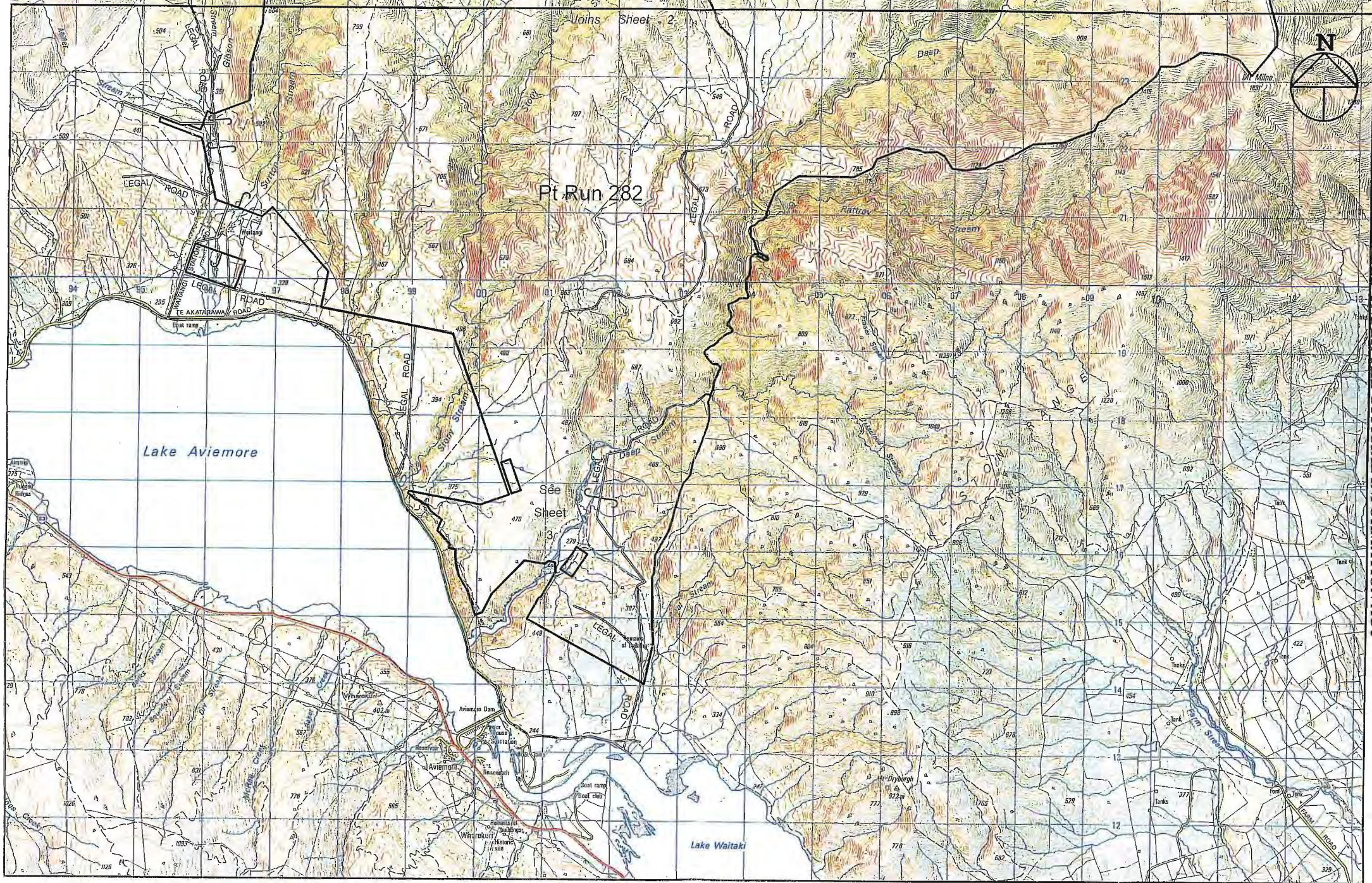
It is practically impossible to identify with any certainty whether a marginal strip is in place if it is not shown on a survey plan. Some marginal strips are shown on the DOC allocation maps, and others are not. If there is no marginal strip shown on our allocation records, I have not identified them.

If there are any marginal strips in existence, there will be no concessions granted over them, save for a small number of generic concessions covering the majority of the public conservation land in the conservancy.

As usual maps of the leases are enclosed showing the surrounding public conservation land.

Yours faithfully

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



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Information supporting Mineral investigation

WAITANGI PASTORAL LEASE

1) PASTORAL LEASE INDEX

Run 66A (now Run 282) – Waimate County - Area 21200 acres
(PRL 448).

Lessee :Waitangi Station Limited.

Area		21200acs 0r 00p
Area reduced	Res 4651 (Rabbit Bd bldgs)	2r
Area reduced	Res 4731 (Rabbit Bd bldgs)	3r 33p
Total		21198acs 2r 07p

*49327 acs 2r 06p

rounded off to 49327 acs

Remarks

*Balance Runs 66A and 66B, R4018 and 86 acs (OL 342) now
amalgamated to form Run 282.

PR 448

Run 66A (now Run 282) – Lessee: A. C. Sutton
35 yrs from 1/3/ 1923

Surrender of Reserves

New Appellation as Run (NAP 362412)-
Lease surrendered 1/10/1957


New Pastoral Lease (529/85)

Always UCL.

2) PASTORAL SURVEY INDEX

Run 282

SO's 532,5533,5753,6371,6372,6682,8469,8665,
10530-10532,10557,10558,14162 – Current to 1987



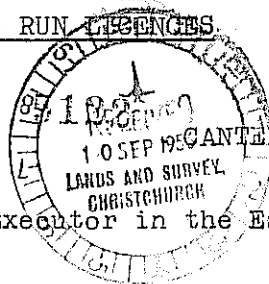
D. McGregor
Accredited Supplier
16/01/2002

LAND SETTLEMENT BOARD

RENEWAL OF PASTORAL RUN LICENCES

165
MS

FILES: H.O. 22/2286
D.O. (1) P.R. 448
(2) P.R. 488 CASE No.



LICENSEES: (1) A.C. SUTTON
(2) A.C. SUTTON as Executor in the Estate J.A. Sutton Dec'd.

DESCRIPTION: (1) Part Run 66A Waimate County
(2) Part Run 66B Waimate County

NAME OF RUNS: Waitangi Station.

AREA: (1) 21,198 acres 2 roods 07 perches
(2) 28,042 acres 3 roods 39.6 perches.

LOCATION: On fair metal road, 16 miles north-west of Kurow and 58 miles from Oamaru.

PARTICULARS OF LICENCES:

(1) Tenure: Pastoral Run Licence
Term: 35 years from 1.3.23
Expires: 28.2.58
Annual rent: £550

(2) Tenure: Pastoral Run Licence
Term: 21 years from 1.3.36
Expires: 28.2.57
Annual rent: £660 9 . Total rents: £1210 9 .

CROWN IMPROVEMENTS: The Crown improvements stated in the lease comprise 30 miles of boundary and subdivisional fencing valued at £1196 18 3. Most of this fencing is still standing although two fences, one of 22 chains and the other 20 chains have disappeared and a further two of 108 chains and 75 chains have been reduced in length to 45 chains and 60 chains respectively. The Field Officer has claimed the full original value of the fences now in existence, as below.

<u>All on P.R. 448</u>	<u>Original value</u>
1/2 share of 1571 chains boundary fencing	£832 1 9
45 chains road fencing	22 10 .
648 chains internal fencing	273 5 .
<u>2264 chains</u>	<u>£1127 16 9</u>

GENERAL DESCRIPTION: Three main spurs lying north-east and south-west. Aspect varying easterly and westerly; rainfall 15" - varying. Rolling to steep and rugged hill country broken by creeks and gullies. Unploughable. Some erosion evident as a result of heavy rabbit infestation. Definite snow risk without good management. Insufficient safe winter country for the amount of summer grazing available.

Estimated 10,000 acres moderately to severely eaten out by rabbits; 25,000 acres silver tussock country - fair cover; some white clover. 5,000 acres predominantly snow grass country. 9,300 acres mountain tops and steep gorges.

CONFIDENTIAL COPY PROVIDED TO LINZ (CROWN PROPERTY MANAGEMENT) CONTRACTOR FOR PURPOSES ASSOCIATED WITH CONTRACT 5027 ONLY. Rabbits have been a menace but are now more

NOT TO BE FURTHER COPIED, REPRODUCED OR DISTRIBUTED WITHOUT THE PERMISSION OF LINZ

BOUNDARY ADJUSTMENTS: Not required for regrouping and no part required for National Park purposes.

CARRYING CAPACITY: Stock actually wintered over past 5 seasons (On Freehold and Leaseholds).

	<u>Ewes</u>		<u>Other Sheep</u>			<u>Cattle</u>	<u>Total Sheep</u>
	<u>2-tooth</u>	<u>Other</u>	<u>Wethers</u>	<u>Hoggets</u>	<u>Rams</u>		
1951	1200	4700	6500	2700	150	Average cattle	15250
1952	1100	4700	6500	3000	160	carried = 60	15460
1953	1200	4700	6550	3000	160	head - some	15610
1954	1200	4750	6600	3000	160	cows and steers.	15710
1955	1200	4800	6600	3200	160	70 steers this year.	15960

Actual Production over past 5 seasons.

	<u>Shearing Tally</u>	<u>Wool (lbs)</u>	<u>Death Rate %</u>	<u>No. Lambs Marked and %</u>	
1950/51	14550	144760 = 9.95 lbs		2800	60%
1951/52	14660	145540 = 9.93 "	Av. 7½-9%	3100	66%
1952/53	14860	146730 = 9.87 "	Hgts. 20%	3100	66%
1953/54	15010	148500 = 9.89 "		3100	65%
1954/55	15160	151200 = 9.97 "		3300	69%

Estimated reasonable stocking:

For Run on which rental is assessed and which will be the stock limitation.

4000 wethers	
3300 ewes	
800 2th ewes	
2200 hoggets	
10300 sheep = 7300 ewe equivs @ £100 per 1000 = £730	
50 head cattle @ £20 per 100 = 10	
	£740

FIELD OFFICER'S REPORT:

Waitangi Station, which has been in the Sutton family since 1890, was subdivided by the Classification Committee in 1919 when the resulting two Runs were then selected by the father and son. However, the line was not fenced and the Runs have never been worked separately. Run 66A is in the name of A.C. Sutton (son) who was the original selector in 1923. He is also trustee and manager for the Estate J.A. Sutton (father), Run 66B. At the present time A.C. Sutton is attempting to wind up the Estate and take over 66B in the names of himself and his son.

Regardless of the above facts it is considered that it would be impracticable and uneconomic to work the two Runs separately. Supporting this is the fact that a large area of the country has been seriously depleted of cover by rabbits from which recovery in this 15 inch rainfall is very slow and not likely to be complete. Also, practically all the front country, 7,332 acres, is freehold owned by Estate J.A. Sutton.

For these reasons the amalgamation of the two Runs under one Pastoral Lease is strongly recommended.

Management of the Run is very good and the consistent wool weight of nearly 10 lbs speaks for itself. Rabbits are also well under control.

	<u>Summer Carrying</u>		<u>Winter Carrying</u>	
	<u>Runs</u>	<u>Freehold</u>	<u>Runs</u>	<u>Freehold</u>
Wethers	6000	-	5200	800
Ewes	4400	400	600	4200
2th ewes	1200	-	1200	-
Hoggets	2900	300	400	2800
	<u>14500</u>	<u>700</u>	<u>7400</u>	<u>7800</u>

Balance flock over total holdings:

6000 wethers
 4800 ewes
 1200 2th ewes
3200 hoggets
15200 sheep

To fix a stock limitation for the leasehold it has been necessary to break up the flock to leasehold and freehold. However, the figures given do not mean that either the Run or the freehold would carry that particular number for 12 months - each block is necessary to the other.

Apportionment of balanced flocks to freehold and leasehold:

	<u>Leasehold</u>	<u>Freehold</u>
Wethers	4000	2000
Ewes	3300	1500
2th ewes	800	400
Hoggets	<u>2200</u>	<u>1000</u>
	<u>10300 sheep</u>	<u>4900 sheep</u>

Cattle

This is not cattle country but an average of 60 cows and steers have been carried each year; this year there are 70 head. These are run mainly to keep open the gullies on both the freehold and leasehold.

It is also worthwhile recording that some aerial topdressing and seeding was carried out on part of the ewe block, Run 66B. This was done in August 1954 after a burn in 1953 - 30 tons of super at 1 cwt per acre and 8 lbs of cockfoot and clover seed per acre were applied.

This particular area was inspected in October 1955 and results of the trial were noticeable but perhaps rather disappointing. In any of the damper lying areas some clover establishment was evident. However, two very dry seasons have been experienced, and in this low rainfall area any marked response from topdressing and seeding of this nature can hardly be expected.

GOVT. VALN.
31.1.54:

Improvements £4745
 Unimproved £19790

PASTORAL
LANDS
OFFICER'S
COMMENTS:

Supports the Field Officer's views that neither the leasehold nor freehold can carry the stock apportioned if worked independently, but as a combined unit the total flock can be carried satisfactorily. Interviewed Mr Sutton who has supplied a written assurance that the

GENERAL
REMARKS:

In view of the fact that P.R. 448 expires a year later than P.R.488 it is proposed to surrender P.R.448 as at 28.2.57 and issue one New Pastoral Lease over the combined areas. This will, of course, be subject to A.C. Sutton's having obtained absolute title to the Estate's licence before this date.

RECOMMENDATION:

- (1) That pursuant to Section 145 of the Land Act 1948 the Land Settlement Board accept surrender of P.R. 448 (Part Run 66A) as at 28.2.57.
- (2) That the Land Settlement Board determine
 - (a) Pursuant to Section 54 (1) (f) of the Land Act 1948 that Part Run 66A be re-allotted to A.C. Sutton.
 - (b) Pursuant to Section 125 (3) of the Land Act 1948 that Part Runs 66A and 66B and O.L. 3462, area 49,327 acres 2 roods 06.6 perches be held on Pastoral Lease.
 - (c) Pursuant to Section 131 of the Land Act 1948 the yearly rent for the new term be £740 per annum based on a carrying capacity of 10,300 sheep and 50 cattle.
 - (d) Pursuant to Section 66 (2) of the Land Act 1948 the maximum carrying capacity of the Run be fixed at 10,300 sheep and 50 cattle plus 10%. The number of stock to be carried not to be increased above such figure without the prior written consent of the Commissioner of Crown Lands.
 - (e) Pursuant to Section 131 of the Land Act 1948 the value of the Crown improvements be fixed at £1130 and that lessee be invited to purchase these for cash or by a deposit of not less than £130 and the balance by instalments over 25 years. Failing his buying the Crown improvements the rent recommended in (b) to be increased by £62 3 . that is 5½% of £1130.

DECISION:

The Land Settlement Board on 5.9.56 resolved:
That the recommendation be approved.

The Commissioner of Crown Lands.

Christchurch
For your information and action
Stobring
11/11/56

HISTORY OF RUN 66, WAITANGI. - 48900 ACRES.

John Alfred Sutton purchased at auction 1/5/1890 at upset £1225.
Term 9 years 10 months from 1/5/1890.
Rent reduced by £225 for 15 year extension from 1/3/1896.
Sutton considered relief not sufficient and applied to
surrender so that could have opportunity to select at auction
at lower rent. Application declined.
1902 Renewed application to surrender. Accepted at 28/2/1903.
Sutton granted temporary license for 1 year at £1000 while
arrangements being made to re-offer.

PR. 245

J. A. Sutton purchased at auction at upset £950.
Term 14 years from 1/3/1904, to expire 28/2/1918.
1916 Classification Committee decided Run suitable for subdivision.

PR. 4

Temporary License for 1 year at £1187 10 0 (Old rent of £950
plus 25%) to expire 28/2/1919.
Extended for further year at £1187 10 0 to expire 28/2/1920.
Extensions on account of war period.

SUBDIVISIONS.

* Western Block Run 66A - 21200 acres.	Capacity 4000 sheep.
Rent £600.	To auction.
Eastern Block Run 66B - 28200 acres.	Capacity 6000 sheep.
Rent £900	Accepted by J.A. Sutton.

PR. 423

14 years from 1/3/20 at £900 over Run 66B.
1/9/23 Area reduced to 28171 acres 1 rood 23 perches and Annual
Rent to £899 2 0 on account of small area taken for road.
1926 Transmission to M.E. Sutton and A.C. Sutton.
M.E. Sutton now deceased and License in name of A.C. Sutton.
1928 Application for extension of License.
Action delayed pending advice as to area P.W.D. require
for Waitaki Hydro Works.
1930 Offered 14 year extension. Owing to slump extension
accepted and License wanted reduction in rent. Could
be granted except by surrender and re-offering.
1932 Renewal. Offered renewal over 28040 acres (area left
after excluding portion affected by Hydro Works) at £
per annum. 21 years from 1/3/34. Rent of £740 call
at 5% on Field Inspector's valuation of £14800 improv
Improvements, £905 10 0. Declined and went to arb.
Arbitration proceedings dropped and license extended
2 years from 1/3/34 at existing rent of £899 2 0,
was, however, to be subject to 50% remission during
of extension.
Sutton was also granted ^{11.} general High Country concess
of 50% remission from 1/9/32 to 28/2/34.
1934 Renewal. Offered 21 years from 1/3/36 at £740. De

* Western Block. Run 66A: Rental £600 suggested by the
Classification Committee increased to £667 10 0 to cover
interest at 5% on improvements £1197, roading £150, rabbits
£200. Not selected but later taken up at reduced rent of
£550 by A. C. Sutton.

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Arthur Cargill Sutton.

Run 66B (Waitangi) Waimate County.

28171 acres 1 rood 23 perches now reduced to 28040 acres as result of Waitaki Hydro Works.

Term 14 years from 1/3/20 at £900 reduced to £899 2 0 as result of small area taken for road.

License extended for 2 years from 1/3/34 at £899 2 0 less 50% remission during extension.

License expires 28/2/36.

Offered new License 21 years from 1/3/36 at £740 per annum.

Declined and rent to be fixed by arbitration.

Frank Stowell, District Valuer, Timaru, for Crown.

William Edward Aubrey, of Georgetown, for Lessee.

Precis of Field Inspector's report dated 5/2/32.

Altitude up to 6116 feet, approximately one-third is fairly safe winter country, and balance summer country only, with decided snow risk. Aspect to south and south west and large proportion of Run is steep and broken by rock faces and creeks. Run in good order and rabbits well under control. Capacity 2000 ewes, 4000 wethers, 1500 mixed sex hoggets with few cattle. Stock mainly Merinos and quarter backs. Woolclip average 8lbs., death rate 3 to 5% and lambing 75%. Worked in conjunction with Run 66A held by A. C. Sutton and 7326 acres freehold. No boundary fence between runs and no suitable homestead site on Run 66B. A. C. Sutton and his brother work the total holdings.

WAITANGI STATION PASTORAL RUN

- 1890 The lease consisting of 48,900 acres was purchased at auction by John Alfred Sutton on 1 May 1890. The term of the lease was for 10 years from 1 May 1890 at an annual rental of 1,225 pounds.
- 1895 Due to harsh weather conditions the lessee was granted relief under the "Pastoral Tenants Relief Act 1895" and the rental was reduced to 1,000 pounds per annum. The term of the lease was extended to 15 years commencing 1 March 1896, expiring 1 March 1911.
- 1895-1904 Mr Sutton did not consider the relief granted was sufficient and twice applied to the Lands Board to surrender the lease so he could have the opportunity to select it at auction at a lower rental. Surrender of the lease was finally accepted by the Lands Board in 1902. The effective date for surrender being 28 February 1903. Mr Sutton was granted a temporary licence for one year from 1 March 1903 at a rental of 1,000 pounds, while arrangements were being made to reoffer the property.
- 1904 The lease was reoffered for public auction and was purchased by Mr Sutton at an annual rental of 950 pounds. The term of the lease was 14 years from 1 March 1904, expiring 28 February 1918.
- 1916-22 In 1916 a Classification Committee recommended that the run was suitable for subdivision and the property was subdivided in 1918. The run now consisted of two sections being:
Section 66A consisting of 21,200 acres
Section 66B consisting of 28,200 acres.
- Because he was the existing lessee, Mr Sutton was given the opportunity to continue leasing one of the sections. He elected to accept Section 66B.
- Upon expiry of the original lease on 28 February 1918, Mr Sutton was granted two further one-year tenancies over the whole property at a rental of 1,187 pounds 10 shillings, due to the war period. Mr Sutton finally relinquished his rights to Section 66A on 29 February 1920. Mr Sutton's new lease over Section 66B commenced on 1 March 1920 for a term of 14 years at a rental of 900 pounds.
- Section 66A was offered for ballot for soldier settlement at a rental of 660 pounds. The lease was never selected by returned servicemen. Eventually the lease was taken over by Arthur Cargill Sutton of Oamaru, Sheepfarmer, for a term of 35 years from 1923 at a reduced rental of 550 pounds.

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1922 Mr J.A. Sutton died on 26 November 1922 and probate was granted
WITH CONTRACT 502 on 19 January 1923 to Mabel Elizabeth Sutton of Oamaru, Widow and
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1928

Mrs M.E. Sutton died on 29 June 1928 leaving A.C. Sutton as sole surviving executor of J.A. Sutton Trust. The trust consisted of five beneficiaries being the five children from J.A. Sutton's second marriage to M.E. Sutton.

The beneficiaries were: Arthur Cargill Sutton
William Domett Sutton
Mabel Elizabeth Sutton
Beryl Joyce Sunday Sutton
Elsie May Sutton

The trust applied for an extension to the lease term; however, the application was delayed pending advice on the area required by the Ministry of Works and Development for the Waitaki Hydro Works.

1932

The trust was offered renewal of the lease now comprising 28,040 acres (131 acres 25 perches was taken for Waitaki Hydro Electric Scheme). The term was for 21 years from 1 March 1934 at a rental of 740 pounds. Mr Sutton objected to the rental and the case went to Arbitration.

1932-34

Arbitration proceedings were dropped and the licence was extended for two years from 1 March 1934 at the existing rental of 899 pounds 2 shillings subject to a 50 percent remission during the term of the extension.

1935

The lease was transmitted to A.C. Sutton as sole surviving trustee.

1935-36

Arbitration proceedings were resumed and the lease was finally renewed for a term of 21 years from 1 March 1936 at a rental of 660 pounds.

1956

Upon the expiry of the trust's lease, it was amalgamated with Section 66A (held by A.C. Sutton) as it was considered that it would be both impractical and uneconomic to work the runs separately. The new run was known as Run 282 "Waitangi" situated in Hewlings, Dalzell, Gisbon, Hakataramea Survey Districts. Area 49,327 acres. The new lease was for a term of 33 years from 1 July 1957.

At the same time the trustees applied to transfer the new lease to a company. This new arrangement was virtually a realisation of the estate. Approval was given to the formation of the company in 1957 and the new lease was issued to Waitangi Station Limited a duly incorporated company under the Companies Act 1955 having its registered office at Christchurch.

The company consisted of 35,000 shares and the shareholders were as follows:

Arthur Cargill Sutton	10,000 shares
William Domett Sutton	10,000 shares
Kathleen Mabel George Robins	5,000 shares
Sunday Beryl Joyce Sumpter	5,000 shares
Elsie May Easton	5,000 shares

1968

1,789 acres 1 rood 39 perches were taken for water power development.