



Department of Conservation  
*Te Papa Atawhai*

File: RSN024 (and L&S 13/138)

19 January 1996

Mrs M Kelly  
4 Pilkington Place  
OPOTIKI

Dear Mrs Kelly

following your telephone enquiry of 19 January 1996, I investigated the status of the Oroi Scenic Reserve (Lot 1 DP 5463, being part Opape 1B Block situated in Block I, Waiaua Survey District and Sections 1, 2 and 4, Block I, Waiaua Survey District). There is no covenant, this land has full reserve status.

The Crown purchased this land for scenic purposes in 1969 - 1972 from Heni Kutia or Nikora (10 shares) and Wiremu Nikora (12 shares) as Tenants in Common, who held the land in freehold title - part CT Volume 2B Folio 939, and all CT Volume 3D Folio 165, Gisborne District Land Registry.

I have no data on how the Nikora's came to hold freehold title but would assume that at some time the land had been partitioned allowing the release of the land in freehold title to the people mentioned (see the item ringed in yellow on the bottom plan).

Should you wish to further your research on this subject, I suggest you contact the Rotorua Maori Land Court and examine the records of the Opape Blocks and in particular, Opape 1B.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Peter Williamson', written over a large, stylized flourish.

Peter Williamson  
Regional Conservator

## OROI SCENIC RESERVE

Field Centre:	Opotiki	Inventory Ref:	X15007
Local Authority:	Opotiki DC	File Ref:	RSN024
Sub Region:	Western Coast	Area (ha):	20.6782
Tangata Whenua:	Whakatohea (Whakatohea Trust), Ngai Tai (Ngai Tai Iwi Authority).	CMP:	None
Legal Description:	Lot 1 DP 5463 and Sections 1 and 2, Block 1, Waiaua SD.		
General Description:	Semi-coastal forest.		

## NATURAL AND HISTORIC VALUES

Semi-coastal tawa, rewarewa, puriri forest; manuka, pohutukawa, kamahi, kohukohu treeland. 'Very High' botanical conservation value (Shaw 1988).

Cultural associations for Whakatohea and Ngaitama.

Recreational opportunities include bush walking.

## THREATS TO NATURAL AND HISTORIC VALUES

pests include: possums, goats, domestic stock. Other threats include fire.

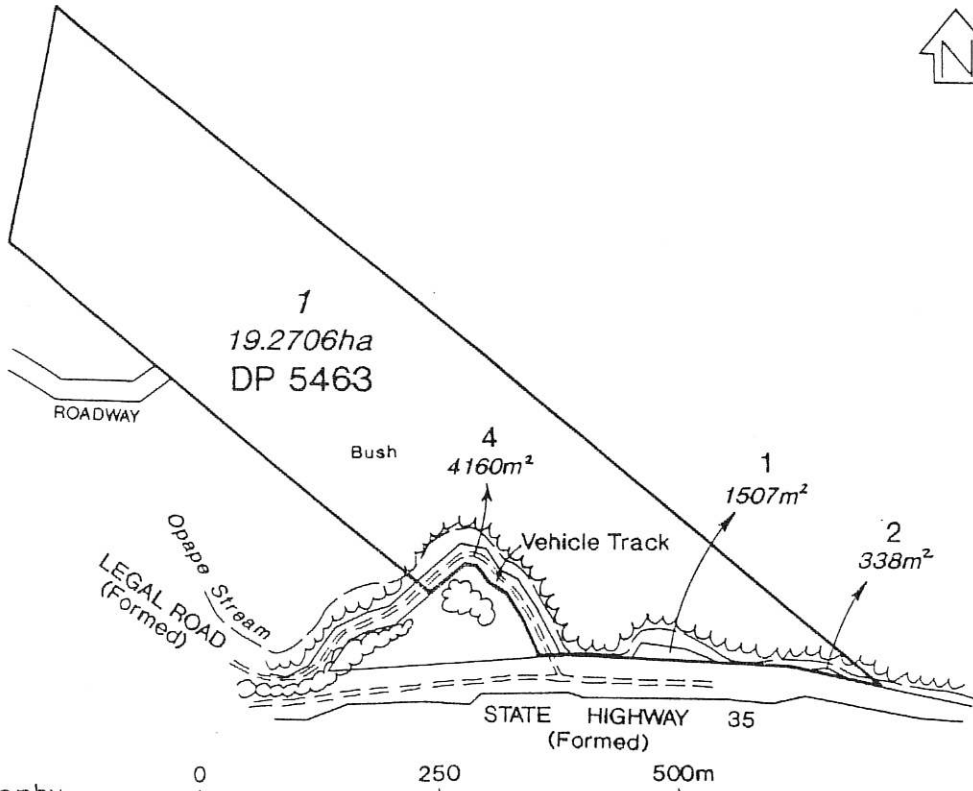
## MANAGEMENT

**Management Needs:** fencing; (stock exclusion) pest control; archaeological survey, plant pest inventory.

**Management Objectives:** Primarily General Species (*s.3.3.20 refers*) and General Ecosystems Management (*s.3.3.12 refers*). Ecological Information, Survey and Monitoring (*s.3.3.13 refers*), Problem Animals (*s.3.3.16 refers*), Historic Places (*s.3.3.7 refers*), Problem Plants (*s.3.3.15 refers*) and Partnership (*s.3.2.2 refers*) also relevant.

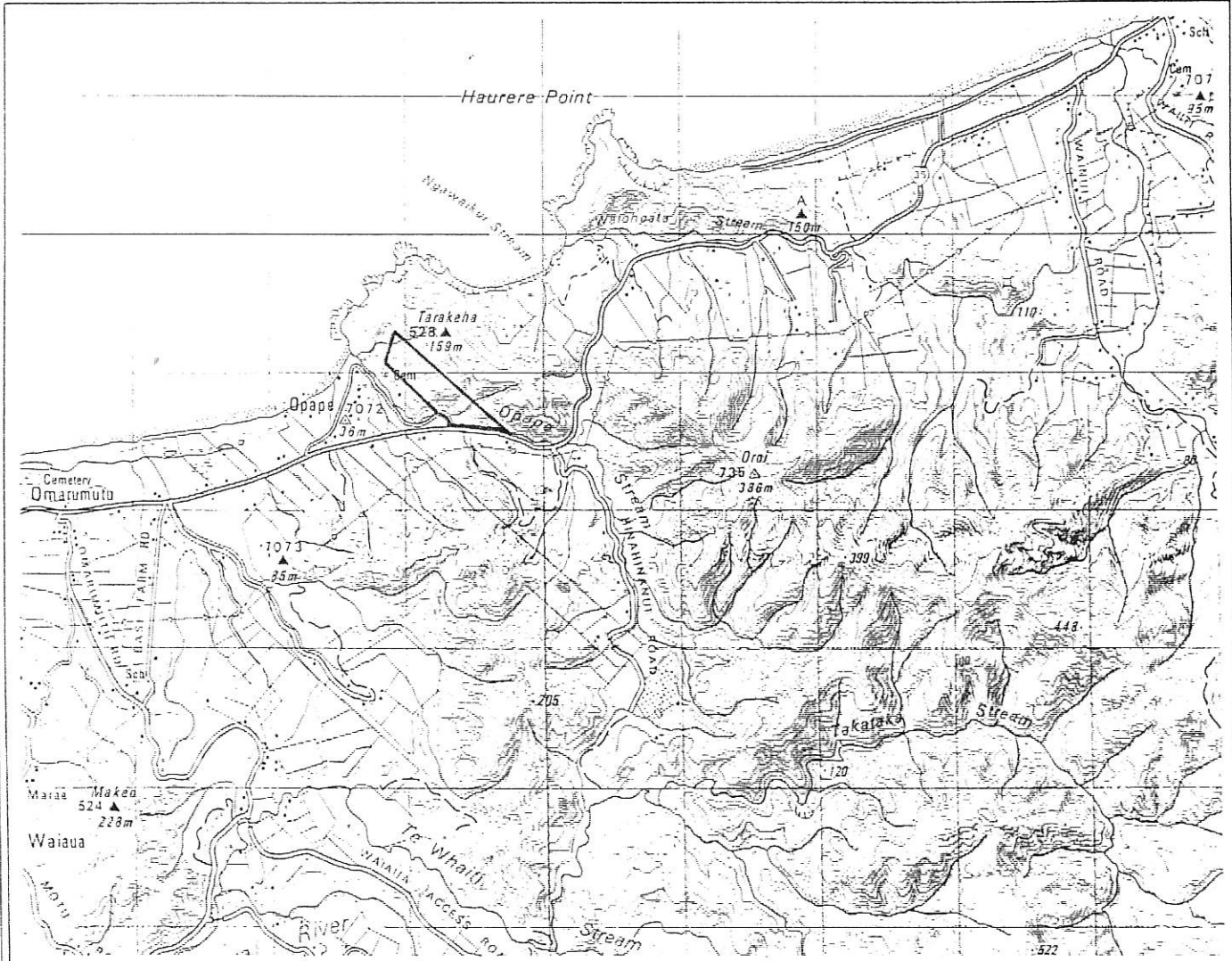
## REFERENCES

# OROI SCENIC RESERVE (X15007)



Aerial Photography  
SN 11596 11 4.3.1989

TOTAL AREA: 20.6782ha



Transfer NoS. 95232, 105481  
N/C. Order No.



### CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

~~74~~  
73<sup>c</sup>

This Certificate dated the 25th day of October one thousand nine hundred and Seventy-two under the seal of the District Land Registrar of the Land Registration District of GISBORNE

WITNESSETH that HER MAJESTY THE QUEEN for the purposes of a Scenic Reserve pursuant to Section 15 of the Reserves and Domains Act 1953

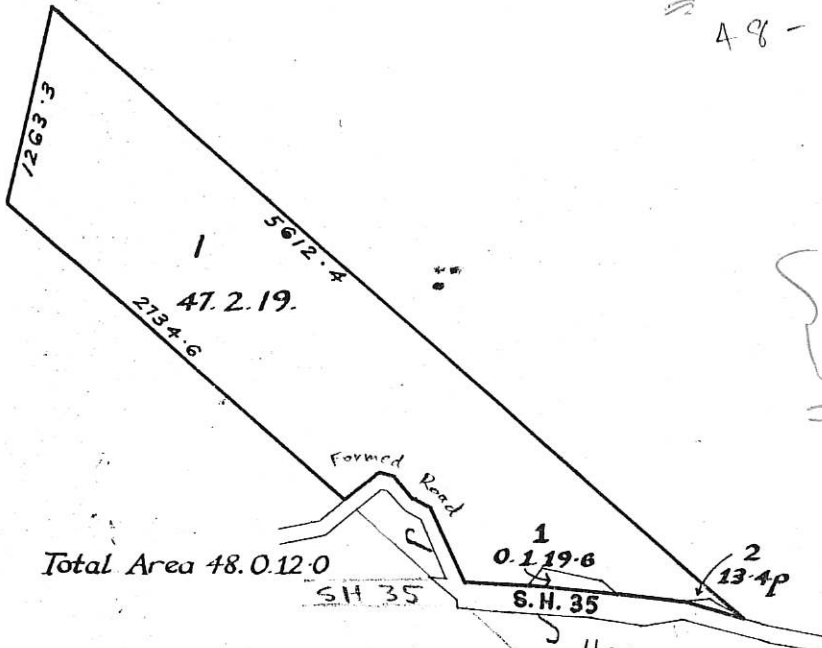
is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 48 acres 0 roods 12 perches more or less being Sections 1 and 2 Block I Waiaua Survey District and Lot 1 on Deposited Plan 5463 and being part Opapei Block situated in Block I Waiaua Survey District.



*[Signature]*

ASSISTANT LAND REGISTRAR.

Oroi Scenic Reserve  
48-0-12



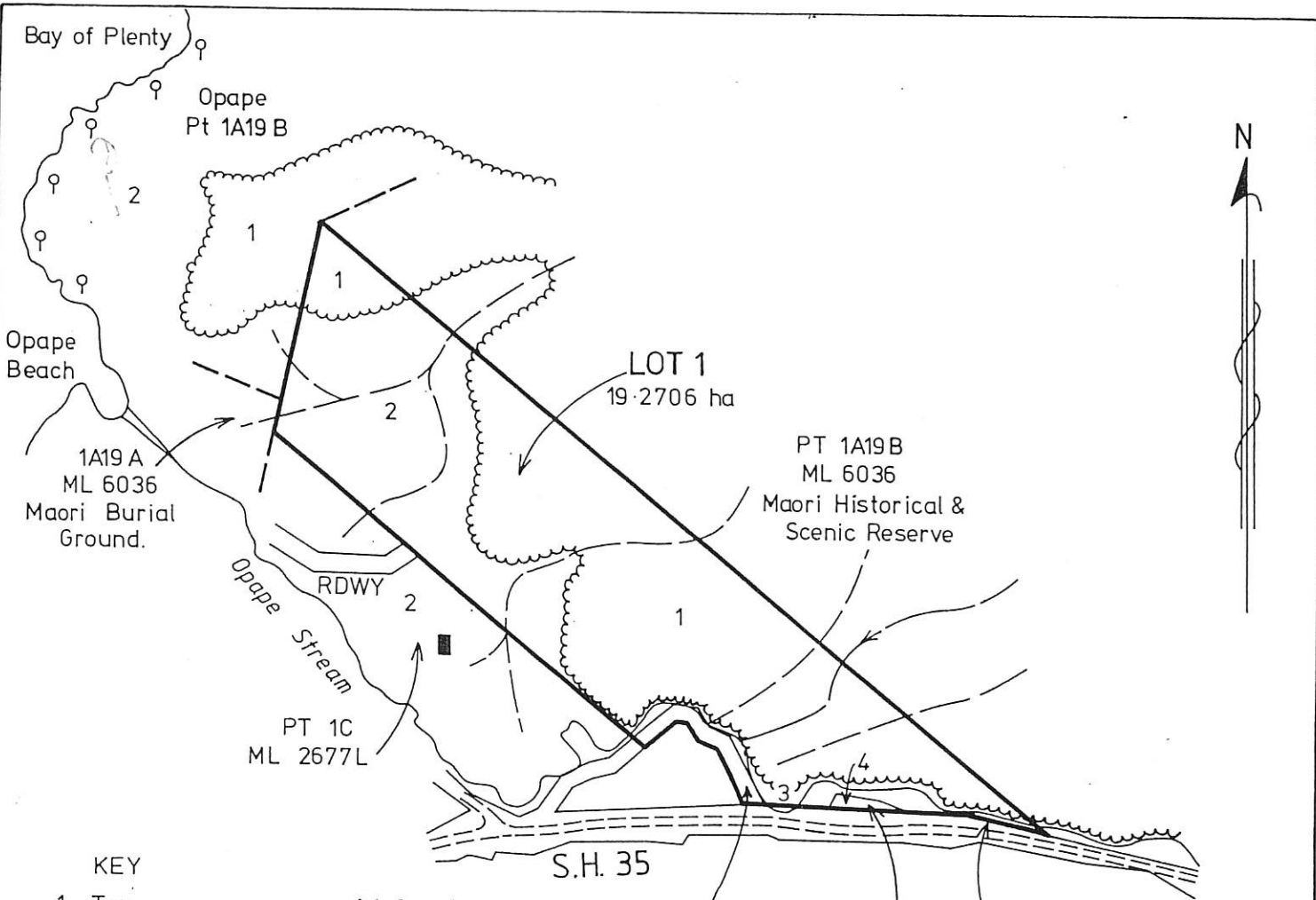
0 roods 12 perches more or less  
1 rood 33 perches  
= 317 ac - 0 - 26

Total Area 48.0.12.0

Scale: 1 inch = 10 chains  
S.O. 5961; M.L. 3527

J.E. Clagh

IND. 300



KEY

- 1 Tawa - rewarewa - puriri forest
- 2 Manuka scrub → pohutukawa / kamahi - kohuhu treeland
- 3 Willow - black wattle - manuka / bracken treeland
- 4 Pasture and parking area
- ♀ Olearia pachyphylla
- Ridgeline

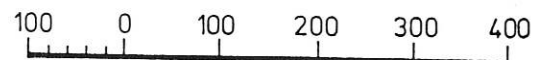
4160 m<sup>2</sup>      1507m<sup>2</sup>      338m<sup>2</sup>

# OROI SCENIC RESERVE

LOT 1 DP 5463 & SEC'S 1,2&4 BLK I WAIUA S.D.

2A

TOTAL AREA 19.8711 ha



BLOCK I		WAIUA SURVEY DISTRICT		SCALE 1 : 8000	
LOCAL AUTHORITY OPOTIKI COUNTY			GISBORNE LAND DISTRICT		
DRAWN BY SCH	CHECKED BY 	DATE 21.2.84	FILE 13/138	REF. PLANS SO 7393 DP 5463 SO 5961	AIR PHOTOS 5975 E/1-2



Extract from *N.Z. Gazette*, 30 April 1970, No. 25, page 755

*Acquisition of Land for Scenic Reserve*

NOTICE is hereby given that the land described in the Schedule hereto has been acquired as a scenic reserve, subject to the provisions of Part IV of the Reserves and Domains Act 1953.

SCHEDULE

GISBORNE LAND DISTRICT—OPOTIKI COUNTY

*Oroi Scenic Reserve*

Lot 1, D.P. 5463, being part Opape 1B Block, situated in Block I, Waiaua Survey District: area, 47 acres 2 roods 19 perches, more or less. Part certificate of title, Volume 2B, folio 939.

Dated at Wellington this 24th day of April 1970.

R. J. MACLACHLAN, Director-General of Lands.

(L. and S. H.O. 4/1396; D.O. 13/138)

A. R. SHEARER, Government Printer, Wellington, New Zealand.

Extract from *N.Z. Gazette*, 25 January 1973, No. 5, page 127

*Acquisition of Land as Scenic Reserve*

NOTICE is hereby given that the land described in the Schedule hereto has been acquired as an addition to a scenic reserve, subject to the provisions of Part IV of the Reserves and Domains Act 1953.

SCHEDULE

GISBORNE LAND DISTRICT—PART OROI SCENIC RESERVE—  
OPOTIKI COUNTY

Sections 1 and 2, Block I, Waiaua Survey District: area, 1 rood and 33 perches, more or less. Part certificate of title, Volume 3D, folio 200 (Gisborne Registry). (S.O. Plan 5961.)

Dated at Wellington this 17th day of January 1973.

R. J. MACLACHLAN, Director-General of Lands.

(L. and S. H.O. 4/1396; D.O. 13/138)

A. R. SHEARER, Government Printer, Wellington, New Zealand.

References G.N., 101879  
Prior C/T

Land and Deeds 69



REGISTER.

Transfer No. 95232  
N/C. Order No.  
C.A. 105480

CANCELLED

3D/165  
73-D

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 25th day of October one thousand nine hundred and Seventy-two under the seal of the District Land Registrar of the Land Registration District of GISBORNE

WITNESSETH that HENI KUTIA or NIKORA f. (10.00 shares) and WIREMU NIKORA m. (12.00 shares) 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 1 rood 33 perches more or less being Sections 1 and 2 Block I Waiaua Survey District and being part Opepe 1 B Block.



ASSISTANT LAND REGISTRAR.

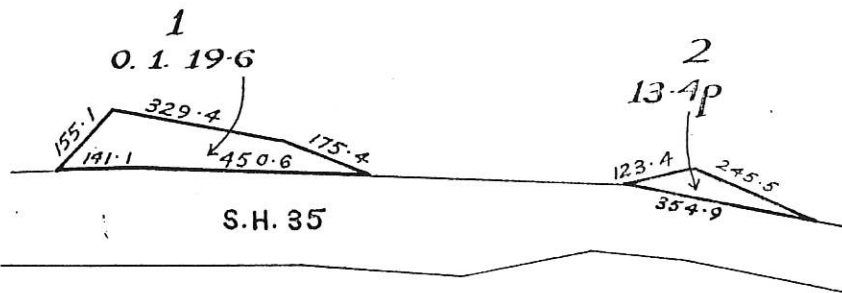
105481 Transfer to Her Majesty the Queen for the purposes of a Scenic Reserve pursuant to Section 15 of the Reserves and Domains Act 1953 - 25.10.1972 at 2.30 o'clock. C.T. 3D/200 issued.

*[Signature]*

A.L.R.



CANCELLED



Scale: 1 inch = 3 chains

S.O. 5961

*f.B. Salon*

3D/165  
No.



MEMORANDUM OF AGREEMENT made this 18<sup>th</sup> day of November  
One thousand nine hundred and sixty nine BETWEEN Heni KUTIA or NIKORA f.  
10 shares and Wiremu NIKORA m. 12 shares as tenants in common (hereinafter  
referred to as "the Vendors") of the one part and HER MAJESTY THE QUEEN acting  
by and through the COMMISSIONER OF CROWN LANDS for the Gisborne Land District  
(hereinafter with her successors referred to as "the Purchaser") of the other  
part.

WHEREBY IT IS AGREED by and between the parties hereto as follows :-

1. The Vendors agree to sell and the Purchaser agrees to purchase all that piece or parcel of land more particularly described in the Schedule hereto (hereinafter referred to as the "said land").
2. The purchase price for the said land together with all rights, easements, appurtenances, buildings (inclusive of all fixtures, stoves, ranges, electrical fittings, heaters, lighting or other installations) gates, pumps, windmills, tanks, troughs, culverts, bridges, fences, fixtures and erections whatsoever existing thereon at the date of this Agreement shall be the sum of One thousand dollars (\$1,000). The term "buildings" shall be deemed to include all buildings now on the said land whether on runners or skids and whether fixtures or not.
3. The Purchaser agrees to bear all survey and plan costs involved in defining the boundaries of the said land and with all due expedition complete such plan. The boundaries of the said land shown on the attached plan are approximate only and certain road deviations will vary the southern boundary.
4. The said purchase price shall be paid to the Vendors by the Purchaser within twenty eight (28) days from the date of completion of the deposit of the survey plan necessary to define the area.
5. Vacant possession of the land and premises hereby agreed to be sold shall be given by the Vendors and taken by the Purchaser on the day fixed for settlement pursuant to Clause 4 hereof and all rates, insurances and other outgoings exclusive of land tax shall be adjusted to that day and thenceforth paid and discharged by the Purchaser to the extent of her legal liability.
6. Upon payment of the said purchase price the Vendors shall immediately transfer or convey the said land to the Purchaser for an estate in fee simple free from all leases, mortgages, charges or other encumbrances such transfer to be prepared at the expense of the Purchaser to be tendered to the Vendors for execution.
7. Until the said land is transferred or conveyed to the Purchaser as aforesaid, the Vendors shall keep and maintain all buildings and other improvements on the said land in the same repair, order and condition as they now are, and shall keep the said buildings insured at the present amount of their respective insurances. In the event of any building or buildings on the land being damaged or destroyed by fire before the said land is transferred as aforesaid the insurance money shall be held by the Vendors in trust for the Purchaser and shall be applied pro tanto in reduction of the purchase money payable hereunder.
8. The Purchaser, through her authorised agents, servants or workmen, shall have the right at all times hereafter prior to possession as aforesaid to enter or re-enter upon the said land for the purpose of carrying out any inspection, survey, or works incidental to the development of the said land for scenic purposes.
9. Any objections to or requisitions on the title which the Purchaser shall be entitled to make must be stated in writing to the Vendors' solicitors within thirty (30) days after the date of the agreement and in default thereof the same shall be held to be waived and the title to have been absolutely



accepted by the Purchaser.

10. The Vendors shall not be bound to point out the boundaries of the land hereby agreed to be sold and no further or other evidence of the identity of the said land shall be required.

11. If the Vendors shall fail or neglect to observe or comply with any of the agreements, stipulations or conditions herein contained or implied the Purchaser may cancel this Agreement in which case the contract for sale and purchase herein contained shall forthwith be rescinded.

SCHEDULE.

An Estate in fee simple in

48 acres approximately being Part Opape 1B Block situated in Block I Waiau Survey District being Part of the land in Certificate of Title Volume 2B Folio 939 (Gis. Reg.) as the same is more particularly shown on the attached plan and bordered red thereon.

Signed by Heni KUTIA or NIKORA in the presence of :- )

Heni Kutia or Nikora

Witness: H. J. J. J.

Occupation: Bank Manager

Address: Opotiki

Signed by Wiremu NIKORA in the presence of :- )

Wiremu Nikora

Witness: H. J. J. J.

Occupation: Bank Manager

Address: Opotiki

Signed by the COMMISSIONER OF CROWN LANDS for the Gisborne Land District for and on behalf of Her Majesty the Queen in the presence of :- )

[Signature]

Witness: J. J. J. J.

Occupation: [Signature]

Address: [Signature] Dept  
Gisborne

*All Partition Surveys are to be referred  
to as Blocks not Sections*

Note

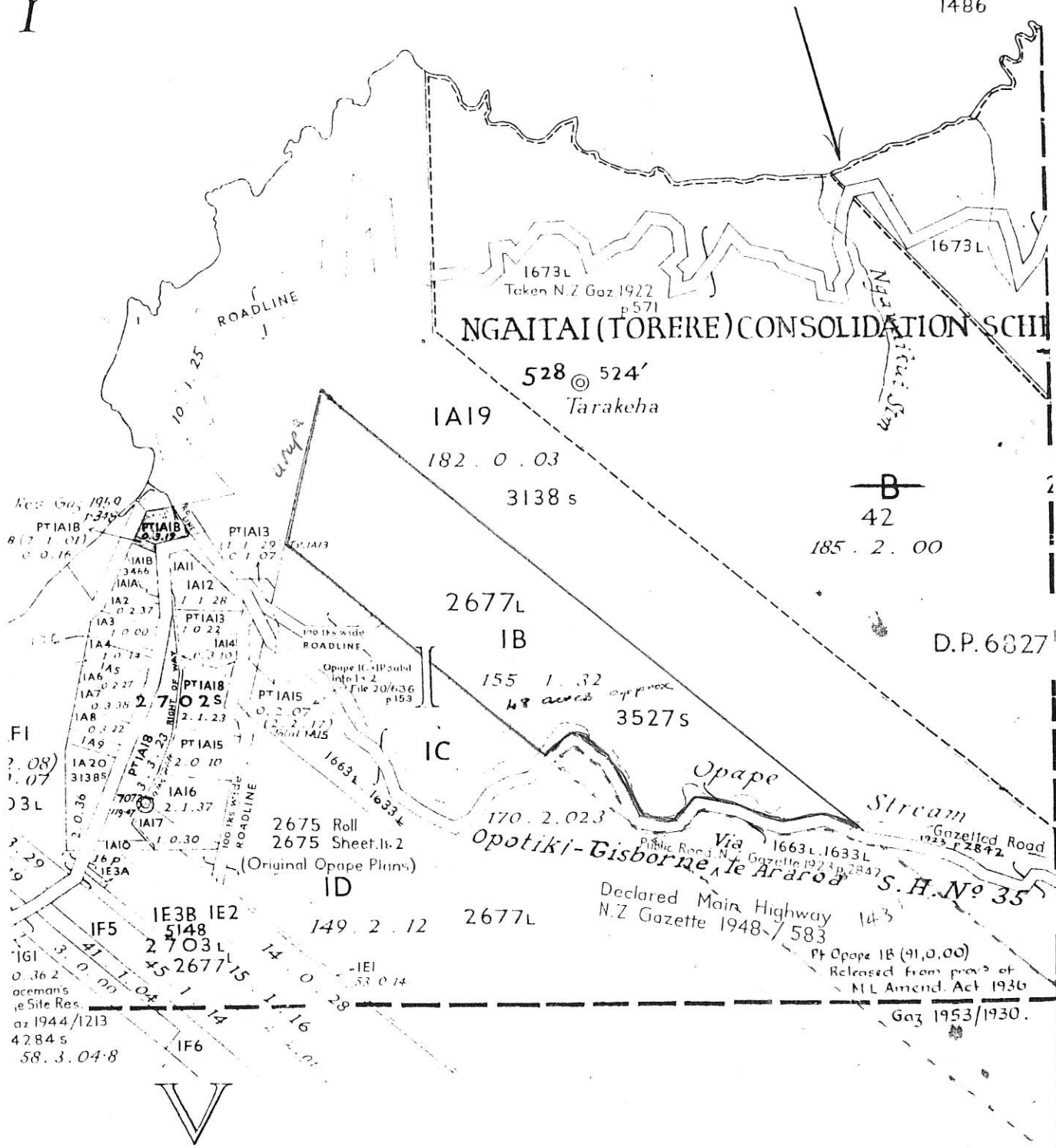
NGAITAI (TORERE) CONSOLIDATION SCHEME

Section Numbers shown in red

Section Boundaries shown thus -----

4021L(Roll) Sheet 3. Scheme. 3 prints & 1 tracing sent to Rotorua in 1931 and not returned. Boundaries of Ngaitai Consolidation Scheme taken from Land & Deeds plan W. 1486

Y



NGAITAI (TORERE) CONSOLIDATION SCHEME

528 @ 524'  
Tarakeha

182.0.03  
3138 s

2677L  
IB

155 1.32  
48 acres approx  
3527 s

IC

170.2.023  
Opape Stream  
Via 1663L, 1633L  
Public Road N.Z. Gazette 1923 p. 2842  
Opatiki-Gisborne  
Via Araroa  
Declared Main Highway  
N.Z. Gazette 1948-583  
S.H. No 35  
Gazetted Road  
1923 p. 2842

2675 Roll  
2675 Sheet. II-2  
(Original Opape Plans)

2677L

149.2.12

Pl Opape IB (91,0.00)  
Released from provisions of  
ML Amend. Act 1930  
Gaz 1953/1930.

Trig. Plans. 4518s, 4492.