

## **Crown Pastoral Land Tenure Review**

**Lease name : MATANGI**

**Lease number : PO 371**

### **Due Diligence Report (including Status Report) - Part 5**

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

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

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

**June 09**

the receipt of which sum is hereby acknowledged

~~As hereby referred to the said~~

The Transferor has agreed to transfer the rights referred to below to the transferee as and in the nature of an easement in gross NOW THEREFORE in consideration of the aforesaid sum the Transferor doth hereby transfer and grant unto the Transferee the full free and interrupted right liberty and privilege as set out hereunder to the intent that the same shall be an easement in gross forever over the said land ~~and~~ ~~as set out in the said plan~~ ~~of land~~ that is to say:-

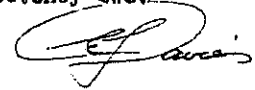
1. The right to install and keep an illuminated clock mechanism together with all necessary machinery and housing on that part of the said land as in coloured yellow on the plan attached hereto.
2. The right to install and keep underground cables and overhead lines suspended on poles on that part of the land as is coloured yellow on the plan attached hereto and the right to transmit electricity along such cables and lines.
3. The right for the Transferee its successors and assigns, its members, employees, contractors, and workmen with or without any necessary vehicles implements tools pipes and materials of any kind to enter on that part of the said land as is coloured yellow on the plan attached hereto for the purpose of installing, maintaining, repairing, or cleaning the said mechanism, cables, lines, or poles and for such purposes to open up the surface of the land to such an extent as may be necessary.

AND IN CONSIDERATION of such Transfer the Transferee doth hereby covenant with the Transferor as follows: see attached Clauses 1 to 3

In Witness whereof \_\_\_\_\_ have hereunto subscribed name this 24th

day of July one thousand nine hundred and seventy-two.

SIGNED for and on behalf of Her Majesty the Queen by the Commissioner of Crown Lands for the land district of Otago in the presence of:  
~~as Transferor~~ ~~in the presence of~~

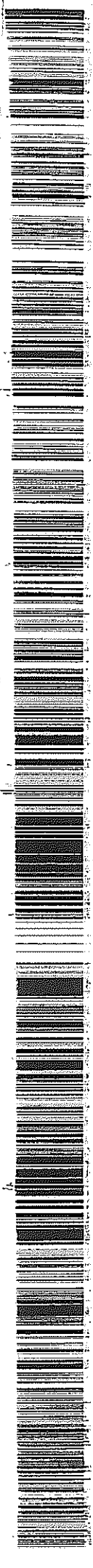


Witness: \_\_\_\_\_  
Witness: [Signature]  
Occupation: Legal Officer, Roads and Survey Department  
Address: Dunedin

THE COMMON SEAL of ALEXANDRA JAYCEE (INCORPORATED) was hereto affixed in the presence of: )



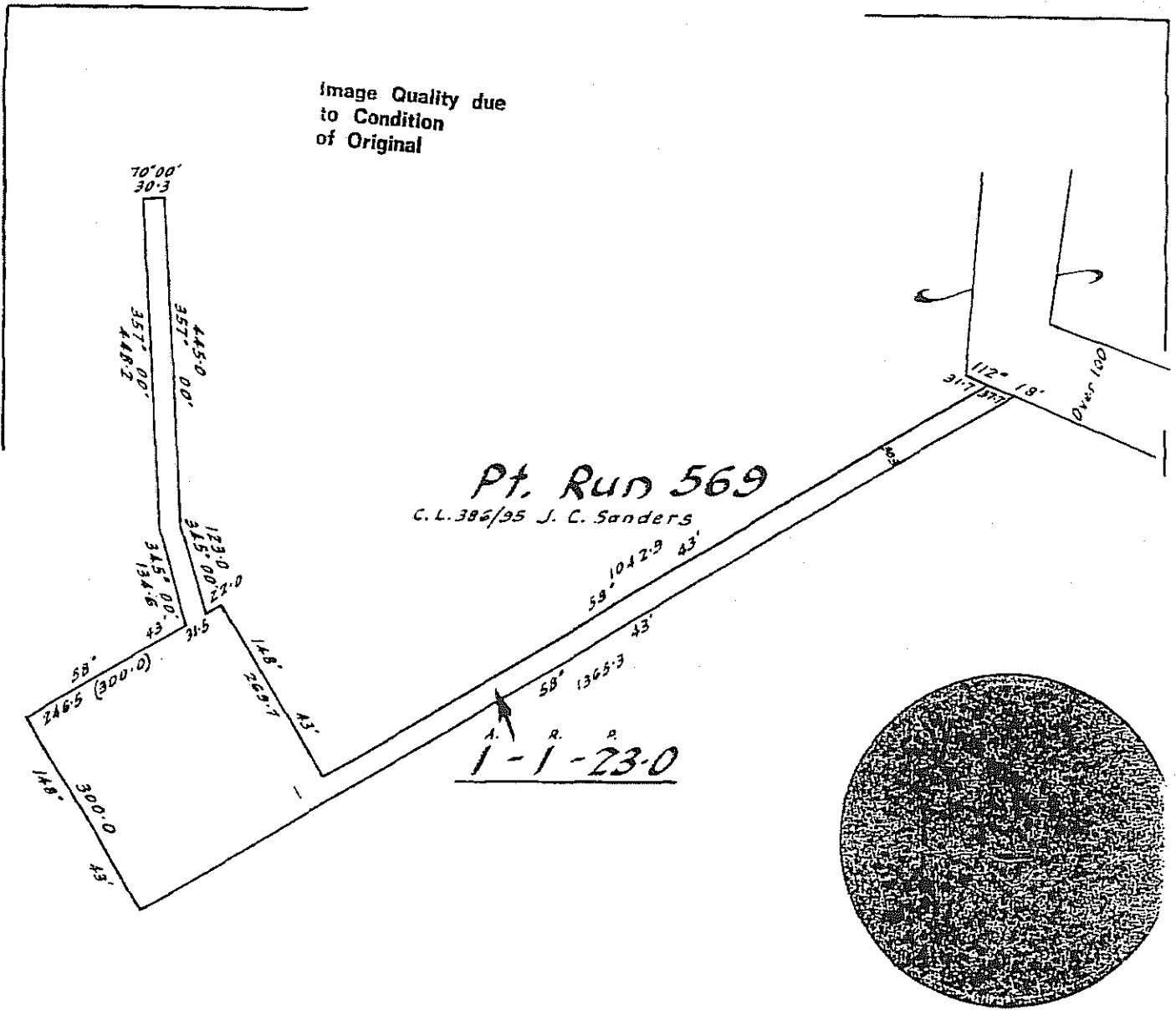
[Signature]  
R. J. Lane Secretary



1. That any right of action or remedy which shall at any time hereafter accrue to the Transferee by reason of any breach or non-observance of any of the covenants herein expressed or implied and on the part of the Transferor to be observed or performed shall be enforced only against the registered proprietor for the time being of the above described land in respect of which such breach or non-observance shall occur or against the registered proprietor thereof at the time of such occurrence aforesaid to the intent that the liability of any registered proprietor for the time being of the above described land or any part thereof shall cease (except as to the acts ~~and defaults~~ occurring in respect of the land of which he is registered proprietor and while he is so registered) upon his ceasing to be registered as proprietor of the land in respect of which such breach or non-observance shall occur.
2. The costs of forming and maintaining the easement hereby granted shall be borne solely by the Transferee.
3. The costs of and incidental to this Grant shall be borne by the Transferee.

(2)

Image Quality due to Condition of Original



The Vincent County Council hereby consents to the grant of an Easement to or over the land described in s. 25 & 40 of the Counties Amendment Act, 1961

13th May 1969

*W. F. ...*  
*H. O. ...*

*Plan of Easement over Pt. Run 569,  
Block VI, CAIRNHILL S. D.*

*OTAGO LAND DISTRICT. VINCENT COUNTY COUNCIL*

*Comprised in C.L. 386/95 J. C. Sanders lessee*

*Scale : 2 chains to an inch.*

ALEXANDER

CHARLES BERNIE SANDERS of Alexandra Farmer as Lessee under Pastoral Lease No. P153

doth hereby consent to the within grant of easement.

SIGNED by the said

ALEXANDER CHARLES BERNIE SANDERS

as Lessee in the

presence of:

Witnesses:

*Ch Sanders*  
Ch Sanders

*Jane*  
*John*  
*James*

*15/11/53*

25

No. 390585

Correct for the purposes of "The Land Transfer Act"

TRANSFER OF EASEMENT IN GROSS.

*[Handwritten Signature]*

Solicitor for the Purchaser.  
Transferee

HER MAJESTY THE QUEEN Vendor

ALEXANDRA JAYCEE (INCORPORATED) Purchaser

Particulars entered in the Register Book,

Vol. 386 Fol. 95

Produced

17 AUG 1972



at 27 o'clock.  
15.9.1972  
*[Handwritten Signature]*  
Assistant/District Land Registrar of the  
District OTAGO

4 38039 Transfer of the within  
easement in gross to the Mayor,  
Councillors and Citizens of the  
Borough of Alexandra - 21.3.1975 at  
10.54 am.  
*[Handwritten Signature]*

OT Dealy 16.8.72

\$2 Registrar fee

BAYLEE, BRUNTON AND MITCHELL

SOLICITORS,

ALEXANDRA.

LAND & DEEDS	
Nature:	<i>[Handwritten]</i>
Date:	<i>[Handwritten]</i>
27 AUG 1972	
Time:	<i>[Handwritten]</i>
Abstract No.	<i>[Handwritten]</i>

# Facsimile

Toitu te  
**Land whenua**  
**Information**  
New Zealand



Land Information NZ  
John Wickliffe House  
Princes Street  
Private Bag 1829  
Dunedin  
New Zealand  
Tel 03-477 0650  
Fax 03-477 3547  
HTTP://www.linz.govt.nz

To: \_\_\_\_\_  
Company: DTZ  
Fax No: 03 379 8440  
From: Tony Fahey  
Search Section  
Date: 19.7.02  
Page 1 of: 3  
Our Ref: Your Manual Landonline Request No: 87379 & 87382  
Your Ref: As above 438039

**Confidential**  
This facsimile message contains information which is confidential and may be subject to legal privilege. If you are not the intended recipient, you must not peruse, use, disseminate, distribute or copy this message. If you have received this message in error, please notify us immediately by facsimile or telephone and destroy the original message. Thank you.

**Subject: Manual Requests**

Dear Client,

Please refer to your manual request received at this office - copy herewith.

We have searched extensively for the requested item - without success. It cannot be found. Sorry.

Yours faithfully,

  
Tony Fahey

ODE SIS Request Manual Copy			
Document Type	Inflight	Request Id	87379
Reference Number	438039	User Id	mbradleych
Land District	Otago	Request Date	18/07/2002 09:41:34
Method of Delivery	Fax	Client Reference	Matangi Status
Requested By	Murray Bradley	Status	Pending
<input type="checkbox"/> Certified Copy			
Comments			
Delivery Details			
Firm	DTZ New Zealand Ltd (MREINZ)		
Primary Contact	Ms Caroline Mason		
Street	P O Box 142		
Town	Christchurch		
Country	New Zealand		
Postcode	8015		
Fax Number	03 379 8440		
Fees...	OK		Cancel

NF

NF  
not in Recd  
- - EDS



The Mining Act 1971

MINING LICENCE No. 32 463

Minister of ~~Mines~~ Energy

TO

NORMAN HALL

A 1.68 Hectares (5 acres approximately)

MEMORIALS

Particulars entered in the Register shown in the First Schedule herein on the date and at the time stamped below

District/Asst Land Registrar

Registry Office Use Only



504369



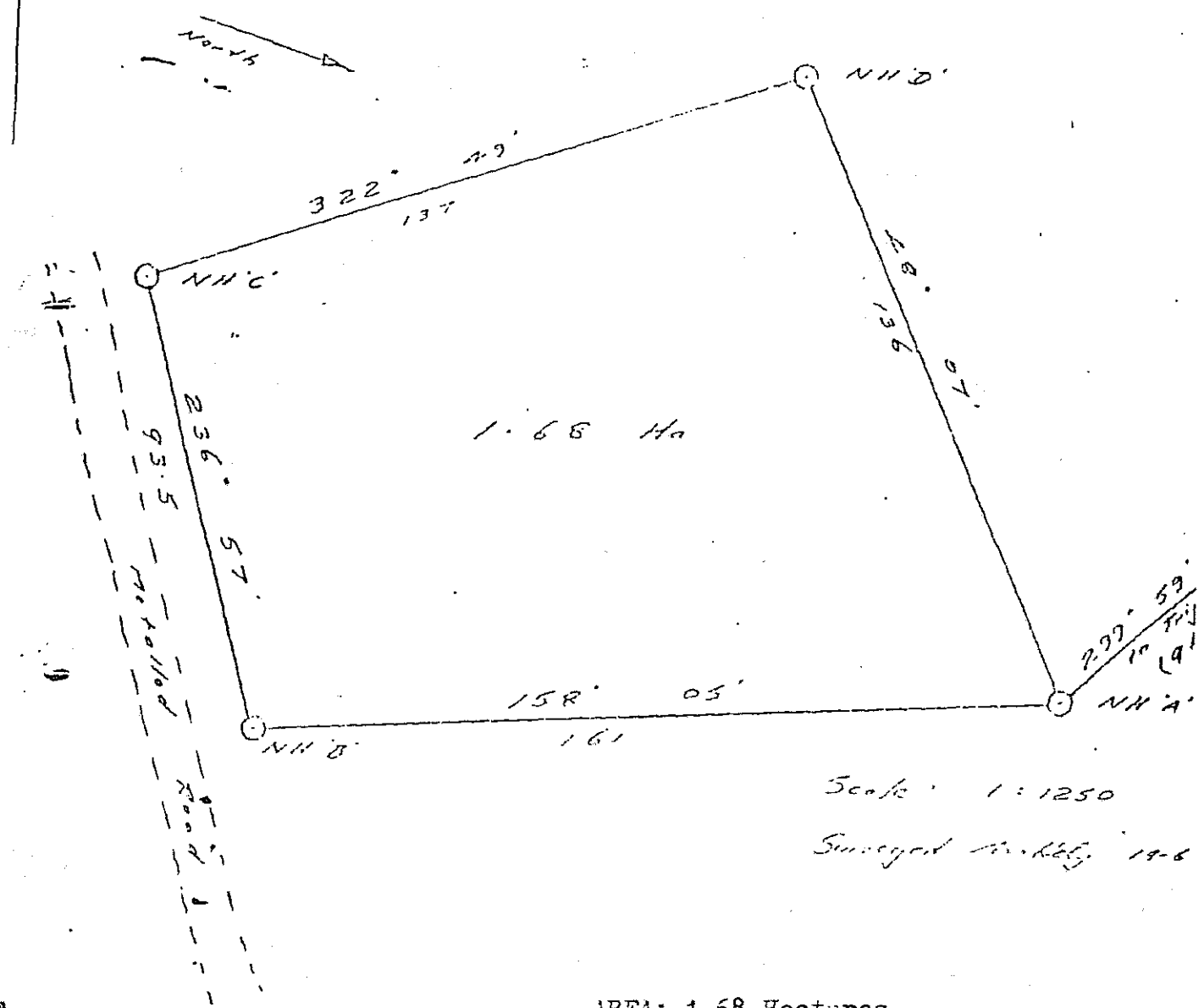
REGISTERED IN TRIPLICATE

50/84





PLAN FOR MINING LICENCE 32 463



AREA: 1.68 Hectares

DESCRIPTION: Part Run 569 Block VI  
Cairnhill Survey District Otago Land  
District.

7. Access tracks shall be left in a tidy condition and oversown and topdressed with seed and fertiliser to the Ministry of Agriculture & Fisheries recommendations.
8. Sufficient cutoffs shall be constructed on any tracks and benches to provide for adequate drainage.
9. The minimum width of any tracks other than walking tracks shall be 3.5 metres with a maximum grade of 1 in 5 unless otherwise authorised by the Otago Catchment Board.
10. The natural colour and clarity of water in any water courses in or adjacent to the licence area shall not be changed and in all operations that may involve discharge of water off the site, a sediment retention pond shall be constructed within the licence area. Spoil shall be stockpiled in such a manner as to prevent movement into watercourses.
11. Where any shafts holes or excavations are carried out in the bed of any waterways the surface of the bed is to be reinstated as near as possible to its natural condition.
12. No alteration or diversion should be made to existing waterways without prior written permission of the Otago Catchment Board after consultation with the Ministry of Agriculture and Fisheries.
13. All proper precautions and any specific precautions which may from time to time be required by the Ministry of Agriculture and Fisheries in consultation with the Inspector of Mines and Quarries are to be taken to prevent damage to any fishery within or adjacent to the area under licence.
14. Mining operations shall not interfere with the rights of the public to take natural stocks of fish.
15. The use of earthmoving machinery shall be restricted to the construction of access tracks.
16. The licensee shall commence mining operations without delay and shall diligently continue such mining to the satisfaction of the Inspector of Mines and Quarries during the term of this licence.

SECOND SCHEDULE

MINERAL  
Gold

ROYALTY  
Nil

The royalty shall be payable for the half-yearly periods ending 30 June and 31 December in each and every year during the term of this licence within 30 days of the 1 January or 1 July (as the case may be) immediately following the expiry of the half yearly period concerned PROVIDED THAT the royalty payable in respect of any period may in terms of section 85 (6) be reduced by the part of the annual rent paid under the licence in respect of that period and where the amount so paid exceeds the royalty, no royalty shall be payable for that period.

THIRD SCHEDULE

1. The licensee shall pay an annual rental of .....\$2.50..... during the term of this licence, all payments in respect thereof having been made up to the last day of ..December..... next following the date of the licence, and the subsequent payments to be made by half-yearly instalments of .....\$1.25..... in advance computed from and including the first day of July or January.
2. All excavations shall be levelled on the completion of operations and arable areas disturbed shall be respread and sown out with seed and fertilizer to the satisfaction of the Ministry of Agriculture & Fisheries. Excavations shall be fenced off during operations to prevent injury to livestock or members of the public.
3. No building, structure or machinery shall be erected or assembled without the written consent of the Commissioner of Crown Lands and then only on such conditions as may be laid down.
4. The use of explosives is not permitted unless approved by the Inspector of Mines and Quarries in consultation with the Commissioner of Crown Lands.
5. No firearms or dogs are allowed on the property.
6. The licensee shall give the lessee 24 hours notice before entering onto the property.

DUNEDIN  
Land Registry Office

MINING LICENCE 32 463  
Mining Act 1971

LICENSEE: Norman Hall  
33 Haywood Street  
Morningside Dunedin

FIRST SCHEDULE:

C.T. or Document Reference	AREA	Certified Description of Licence Area
C.L. 386/95	1.68 Hectares (5 acres approximately)	All that area of Crown land being part Run 569 Block VI, Cairnhill Survey District, Otago Land District commencing from peg shown as N.H. "A" 963 metres on 119° 59' from Trig W, thence on 158° 05' for 161 metres to a second peg N.H. "B", thence on 236° 57' for 93.5 metres to a third peg N.H. "C", thence 322° 49' for 137 metres to a fourth peg N.H. "D" closing on 48° 07' for 136 metres to the initial peg. Being that area shown on the plan attached.

TERM: Five years commencing on the date hereof.  
PURSUANT to the Mining Act 1971 the Minister of ~~mines~~ <sup>Energy</sup> hereby grants to the above-named licensee the exclusive right to occupy for mining purposes, the land described in the FIRST SCHEDULE hereto for the purpose of mining for the minerals specified in the SECOND SCHEDULE hereto and paying in respect of the minerals mined or drawn pursuant to this licence the royalty at the rate(s) specified in the SECOND SCHEDULE hereto.

This licence is granted for the abovementioned term SUBJECT TO the terms, conditions, reservations and provisions set out in the said Act and any regulations for the time being in force thereunder and to the additional terms, conditions, reservations and provisions specified in the THIRD SCHEDULE hereto.

Dated at Wellington this 29<sup>th</sup> day of September 19 78

Signed by Raymond William Byrne, Executive Officer, Ministry of Energy  
under powers delegated under sections 241 and 243 of the Mining Act 1971 and not  
revoked at the date of signing. 9 10 Ministry of Energy Act 1977

Licence No. ML 32 463



**MINES**

**DEPARTMENT**

A DIVISION OF THE  
MINISTRY OF ENERGY

Our Ref: 32 463  
Your Ref:

P.O. BOX 6342 TE ARO. WELLINGTON. NEW ZEALAND. TELEPHONE: 735 755

TELEGRAMS: MINES

REGISTERED.

29 September 1978

District Land Registrar,  
Private Bag,  
DUNEDIN.

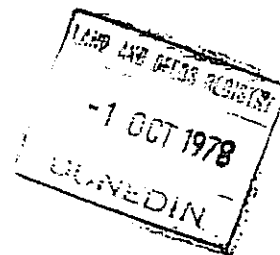
MINING LICENCE 32 463 HELD BY NORMAN HALL

I enclose three copies of the above licence signed by R.W. Byrne, Executive Officer, Ministry of Energy under delegated authority.

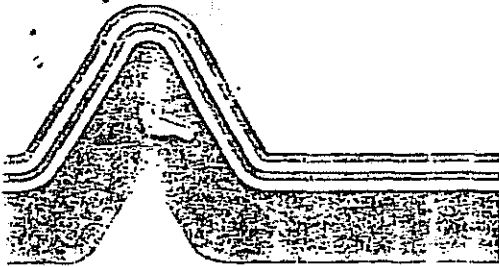
Would you please record the licence, number each copy, retain one copy and return two copies to this office in accordance with section 140(3) of the Mining Act 1971. An exemption from the need to survey the land in this licence has been given in terms of section 74(1)(d) of the Mining Act 1971.

*L. Brettelby*

for Deputy Secretary of Energy (Mines)



32 463



DEPARTMENT OF  
LANDS AND SURVEY

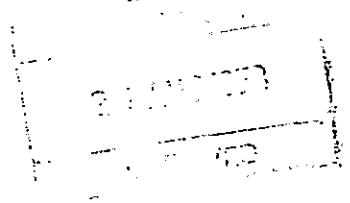
a century of service  
to the land 1876-1976

OUR REFERENCE 19/2

YOUR REFERENCE 32463

FOR VERBAL ENQUIRIES PLEASE ASK FOR  
Mr Hanson

Box 896  
DUNEDIN



17 August 1978

The Deputy Secretary of Energy  
Mines Division  
Ministry of Energy  
Box 6342  
Te Aro  
WELLINGTON

Attention Mr L Brett Kelly

APPLICATION 32463 FOR MINING LICENCE BY N HALL

I refer to your memo of 28 July 1978.

I hereby confirm that the diagram and description as amended  
will be suitable in terms of Section 74(1)(d) of the Mining  
Act 1971.

It should be noted that calculations from the original diagram  
indicate that the bearings shown on the applicant's diagram  
differ from true bearings by +25'20". I have however accepted  
this in view of the short term of the Licence.

R C Petre  
Chief Surveyor





**MINES DEPARTMENT**

A DIVISION OF THE  
MINISTRY OF ENERGY

Our Ref: 32 463  
Your Ref:

P.O. BOX 6342 TE ARO, WELLINGTON, NEW ZEALAND. TELEPHONE: 735 755

TELEGRAMS: MINES

REGISTERED.

29 September 1978

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Private Bag,  
DUNEDIN.

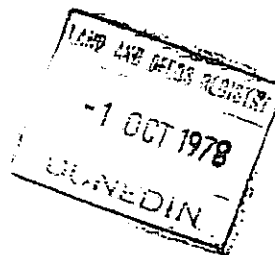
MINING LICENCE 32 463 HELD BY NORMAN HALL

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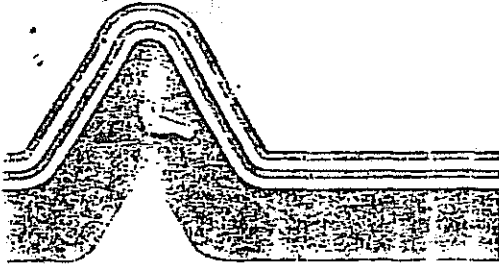
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*L. Brettelby*

for Deputy Secretary of Energy (Mines)



32 463



DEPARTMENT OF  
LANDS AND SURVEY

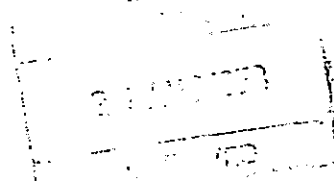
a century of service  
to the land 1876-1976

OUR REFERENCE 19/2

YOUR REFERENCE 32463

FOR VERBAL ENQUIRIES PLEASE ASK FOR  
Mr Hanson

Box 896  
DUNEDIN



17 August 1978

The Deputy Secretary of Energy  
Mines Division  
Ministry of Energy  
Box 6342  
Te Aro  
WELLINGTON

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this in view of the short term of the Licence.

R C Petre  
Chief Surveyor



Our Ref. 32 463  
Your Ref.:

**MINES DEPARTMENT** A DIVISION OF THE  
MINISTRY OF ENERGY

PO. BOX 6342 TE ARO. WELLINGTON. NEW ZEALAND. TELEPHONE: 735 755

TELEGRAMS: MINES

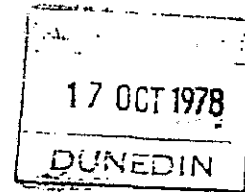
12 October 1978

District Land Registrar,  
Private Bag,  
DUNEDIN.

MINING LICENCE 32 463 HELD BY NORMAN HALL

Further to your memorandum of 6 October 1978, I enclose  
a copy of the Chief Surveyors memorandum of 17 August 1978.

*L. Brett Kelly*  
(L. Brett Kelly)  
for Deputy Secretary of Energy  
(Mines)



5D/84



# MINES DIVISION

MINISTRY OF ENERGY

ANVIL HOUSE WAKEFIELD ST.  
P.O. BOX 6342 TE ARO  
WELLINGTON NEW ZEALAND

TELEPHONE: 735 755  
TELEX: MINES NZ 31341

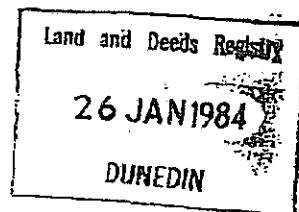
DATE: 32463

OUR REF: 25 JAN 1984

YOUR REF:

INQUIRIES TO:

District Land Registrar  
Private Bag  
DUNEDIN




5D/84

EXPIRY OF MINING LICENCE 32463 HELD BY  
N HALL

This is to advise that the above licence, recorded in your office as 5D/84,  
386/95, 504368 has expired.

Please note your records accordingly.

  
G M Jones  
for Deputy Secretary of Energy (Mines)

533699

743561.4 Discharged as to Sections 14  
and 15 Block VI Cairnhill Survey  
District - 1/12/1989 at 9.31 am

*[Signature]*  
A.L.R.

RECALL FILE LABEL  
F5000000521329

533699

PARTIAL RELEASE OF ELECTRICITY AGREEMENT

To: The District Land Registrar,  
Otago Land Registration Office.

I, STRUAN LOCKHART Secretary of the Otago Central Electric Power Board HEREBY CERTIFY that the land described in the schedule below is released from the operation of Electricity Agreement No. 533699 and I HEREBY REQUEST you to register a release of the said Agreement against the estate or interest within described.

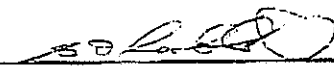
Schedule

Name of Owner: ALEXANDER JOHN SANDERS, ALEXANDRA CHARLES BIRNIE SANDERS, BARBARA E'STELLA SANDERS, WILLIAM DONALD STEWART ARMITAGE and GORDON EDMOND RAMAGE.


Estate or Interest  
Owner/Lessee: Leasehold.

Description of Land: 3.3219 ha being part Run 569 Block VI Cairnhill Survey District more particularly described as Sections 14 and 15 Block VI of the said district on the plan annexed hereto and being part of the land contained in Pastoral Lease No. P. 153 recorded in Certificate of Title 386/95 (Otago Registry).

DATED this 23<sup>rd</sup> day of FEBRUARY 1988.

  
Secretary of the Otago Electric Power Board.

Correct for the Purposes of the Land Transfer Act. 

Secretary of the Otago Central Electric Power Board. 

Enquiries relative to this correspondence should be directed to .....

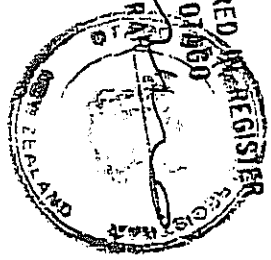
+64 3 474 5108 5108

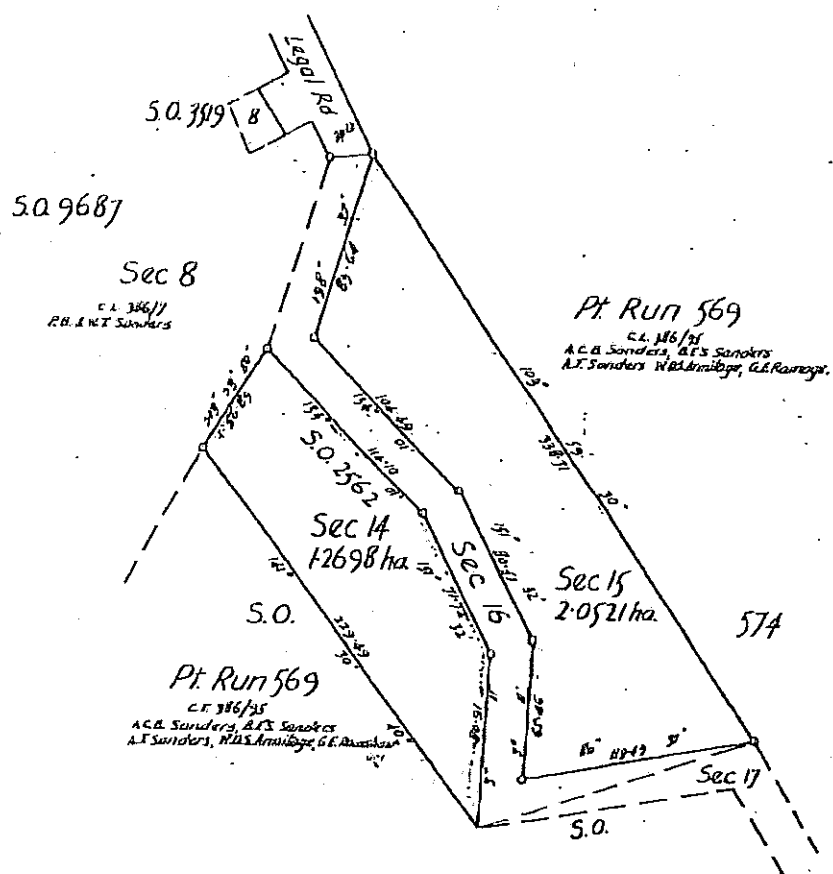
19/07/2002 19:57

Format Descr.  
Pr Run 959 Bk Yr. Coll.

~~Handwritten scribble~~

9:31 01 DEC 89 743561.1  
PARTICULARS ENTERED IN REGISTER  
LAND REGISTER 01/89  
ACCT L.M. REGISTER  
386/95  
533699





Former Description  
 Pt Run 569 Bk 14, Cairnhill S.D.

We, A.J. Sanders, W.S. Arncliffe  
 and G.E. Rankin agree  
 to the Secs 14 & 15 shown  
 hereon being surrendered  
 from Crown Lease 386/95  
 of Sanders.  
 A.J. Sanders  
 G.E. Rankin  
 W.S. Arncliffe

Note: Computed from S.D. 2562 & S.O. 9687

Datum: Old Cadastrol Bearings in terms of 1884 Easting Origin 179 W' Leaning Rock S.D.

Total Area 3321.9 ha.

Computed in C.L. 386/95

I, Russell William Buchanan  
 Registered Surveyor and holder of all usual practicing certificates for the  
 day and as a registered surveyor pursuant to the ACTO 11 section 23(2)  
 of the Surveyors Act 1968 hereby certify that this plan has been made  
 from a survey conducted in accordance with the provisions of the said  
 Surveyors Act 1968 and that the same is a true and correct copy of the  
 original plan as shown to me by the parties to the survey.  
 Done at Dunedin on 20<sup>th</sup> day of February 1987 by Signature *R. Buchanan*

Approved as to Survey  
 1 1  
 District Surveyor

Registered this day of 19  
 District Land Registrar

LAND DISTRICT *Otago*  
 SURVEY BLK. & DIST. *VI, Cairnhill*  
 NZLAS 261 SHT *G42* RECORD MAP No *G42/43*

Plan of Secs 14 & 15

TERRITORIAL AUTHORITY *Vincent County*  
 Prepared by *R. W. Buchanan*  
 Scale *1:1500* Date *Feb 1987*

REGISTERED SURVEYOR, (RE-STATEMENT OF) LANDS AND SURVEY NEW ZEALAND





# Otago Central Electric Power Board

Reference 80/34/J SFL:VMO

All Correspondence to  
The General Manager

TELEGRAMS, "CENTRALEC"

TELEPHONE 7327 (3 lines)

P.O. BOX 275, ALEXANDRA

26 June 1980


The District Land Registrar  
Land Registry Office  
Private Bag  
DUNEDIN

Dear Sir

ELECTRICITY AGREEMENT 533699

... Enclosed please find the above-mentioned document and also copy  
my letter of 16 June.

Yours faithfully

  
S F Lockhart  
Secretary

Enc.

Enquiries relative to this correspondence should be directed to \_\_\_\_\_



From: LAND INFORMATION UNIT  
"RELEASED UNDER THE OFFICIAL INFORMATION ACT"  
1527 3 274 5108  
+64 3 474 5108  
19/07/2002 13:58 #109 P.005/012

16 June 1980

The District Land Registrar  
Land Registry Office  
Private Bag  
DUNEDIN

Dear Sir

REQUISITION - EAG 533/699

The full names of the owners as requested in your requisition  
are as follows:-

SANDERS, Alexander Charles Birnie - 3/4 share  
SANDERS, Alexander John )  
ARMITAGE, William Donald Stewart) - 1/4 share  
ARMITAGE, Gordon Edmund )

Yours faithfully

S F Lockhart  
Secretary



# Otago Central Electric Power Board

All Correspondence to  
The General Manager

Reference 80/76/L SFL:VMO

TELEGRAMS, "CENTRALEC"

TELEPHONE 7327 (3 lines)

P.O. BOX 275, ALEXANDRA

16 June 1980

The District Land Registrar  
Land Registry Office  
Private Bag  
DUNEDIN



Dear Sir

REQUISITION - EAG 533/599

The full names of the owners as requested in your requisition  
are as follows:-

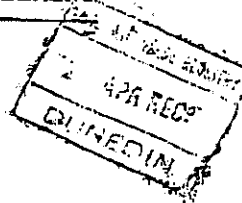
- SANDERS, Alexander Charles Birnie - 3/4 share
- SANDERS, Alexander John )
- ARMITAGE, William Donald Stewart) - 1/4 share
- RAMAGE, Gordon Edmund )

Yours faithfully

S F Lockhart  
Secretary

FOR REGISTRATION OF ELECTRICITY AGREEMENT

UNDER SECTION 50 ELECTRICITY ACT 1968



TO: The District Land Registrar  
Otago Land Registration District

The OTAGO CENTRAL ELECTRIC POWER BOARD hereby applies to you to register against the title hereinafter described the Electricity Agreement made between the said Board and A.C. SANDERS & SON

bearing date the 11<sup>th</sup> day of APRIL 1980 a duly certified duplicate whereof is lodged herewith.

AND I STRUAN LOCKHART Secretary of the said Board do hereby certify that the said Agreement is one which may be registered against the land in pursuance of Section 50 of the Electricity Act 1968 AND I HEREBY REQUEST you to register the said Agreement against the title to the said land of the said A.C. SANDERS & SON

DESCRIPTION OF THE LAND AFFECTED BY ELECTRICITY AGREEMENT

Name of Owner/Lessee: A.C. SANDERS & SON  
Estate or Interest Owner/Lessee: Fee Simple/Estate for years Licence  
Situation: LOT 2 GLENVIEW ROAD, ALEXANDRIA  
Area: 102.2 Ha ± 1156.84 Ha.

DESCRIPTION OF LAND BY REFERENCE TO SECTION NO. ETC.

Block No: 10 Let/Section No: 100 569 D.P. No:  
Reference to Certificate of Title:  
Volume: 1005 Folio 95. (Otago Registry)  
Area: 102.2

DATED at Alexandra this 24<sup>th</sup> day of APRIL 1980

Secretary of the Otago Central Electric Power Board  
Correct for the Purposes of the Land Transfer Act.  
Secretary of the Otago Central Electric Power Board

OTAGO CENTRAL ELECTRIC POWER BOARD

ELECTRICITY AGREEMENT

AN AGREEMENT made this \_\_\_\_\_ day of \_\_\_\_\_  
One thousand nine hundred and \_\_\_\_\_

BETWEEN the OTAGO CENTRAL ELECTRIC POWER BOARD duly licensed as an Electrical Supply Authority within the meaning of Part XIII of the Public Works Act 1928 and having its office in Tarbert Street, Alexandra (hereinafter together with its successors and assigns referred to as "the Board") of the one part AND

SANDERS A.C. & SON *LITTLE VALLEY, RESIDENCE*  
*R. D. ALEXANDRA*

(hereinafter together with his, their and each of their executors, administrators and assigns referred to as "the Consumer") of the other part WHEREAS the Consumer is the registered proprietor of an estate in fee simple (as Lessee) of the Land described in the Schedule hereto being land outside a borough or town district and occupied by the Consumer and WHEREAS the Consumer has applied to the Board for an extension of an electrical distribution line for the purpose of supplying electricity for buildings or installations on the said land AND WHEREAS such supply is an uneconomic supply AND WHEREAS the Consumer has undertaken to make payments to the Board in respect of the capital cost of the extension in accordance with the provisions hereinafter appearing NOW THEREFORE IT IS HEREBY AGREED AND DECLARED by and between the parties hereto as follows :-

1. THE Board shall within a reasonable time from the date hereof proceed to extend an electrical distribution line for the purpose of supplying electricity for buildings or installations on the said land.
2. THE Consumer shall pay to the Board in respect of the capital cost of such an extension commencing from the day next following the date on which he is notified that supply is available and continuing for a period of FIFTEEN years so long as the supply of electricity is available the yearly sum of SIX HUNDRED + SIXTY SIX DOLLARS (\$666.00) for each year during the continuance of this Agreement and the said sum shall be payable as and when demanded by the Board.
3. THE Consumer shall purchase from the Board commencing from the date on which the said supply of electricity is made available, electricity at the Board's standard tariff applicable for the time being PROVIDED HOWEVER that the Board shall credit the Consumer towards payment and in reduction of the said yearly sum of SIX HUNDRED + SIXTY SIX DOLLARS - (\$666.00) all moneys paid by the Consumer for electricity used in that year.
4. THE Board may at any time within one year from the date hereof determine this Agreement without being liable for any damages to the Consumer if such extension is not commenced and completed within the said period of one year.
5. FOR the purposes of this Agreement the extension of an electricity distribution line shall be deemed to include any alteration of or addition to an existing line and shall include the provision of any apparatus necessary to give a satisfactory supply to the Consumer.
6. THIS Agreement is an "Electricity Agreement" within the meaning of the Electricity Act 1968 and is intended to be registered against the title of the Consumer to all the land described in the Schedule hereto.

7. IF for any reason this agreement shall not be registered in accordance with the Electricity act 1968, the Consumer shall be and remain liable hereunder notwithstanding the sale or other disposal of the said land by the Consumer or by any other person and notwithstanding that the Consumer shall cease to occupy the said land, but the Consumer's liability hereunder shall cease and determine if a new owner or occupier shall have entered into a similar agreement with the Board.

DESCRIPTION OF LAND:

	<u>Survey District:</u>	<u>Area</u>	<u>Block No.</u>	<u>Lot/Section No.</u>
(a)	Franklin	181.2332 hectares	Block IV	Section 10
(b)	Franklin	4,326,700 hectares	Block IV	Section 5 & 9
	Central District			Section 3 & 4
	Central District			Section 5 & 6
	<u>Deposited Plan</u>	<u>Certificate of Title:</u>	<u>Vol.</u>	<u>Folio</u>
(c)	-	181.2332	X 257	A 174
(d)	-	4,326,700	314	75

IN WITNESS WHEREOF this Agreement has been executed by or on behalf of the parties hereto the day and year first before written.

SIGNED Alexander Charles Bonie } 3/54  
SIGNED Alexander John }  
SIGNED William Donald (Stewart) Bonage Gordon Edmund } 2/54

SIGNED by the said Alexander Charles Bonie  
as Consumer in the presence of:

Witness: [Signature]

Address: [Signature]

Occupation: [Signature]

THE COMMON SEAL of the OTAGO CENTRAL ELECTRIC POWER BOARD was hereunto affixed in the presence of:-

Member: [Signature]

Secretary: [Signature]



(a) I/We *[Handwritten Name]* the Mortgagee(s) under memorandum of Mortgage No. *[Handwritten No.]* of the interest of the above-named consumer in the land described in the above-mentioned Schedule Hereby Consent to the above written agreement being registered against the Title of the Consumer to the said land.

Signed by the above-named ) *[Handwritten Signature]*  
Mortgagee: )

Witness: *[Handwritten Signature]*  
Address: *[Handwritten Address]*  
Occupation: *[Handwritten Occupation]*

(b) I/We the Registered Proprietor(s) of the land described in the above-mentioned Schedule Hereby Consent to the above written agreement being registered against the Title to the said land.

Signed by the above-named ) *[Handwritten Signature]*  
Proprietor(s) ) *[Handwritten Signature]*

Witness: *[Handwritten Signature]*  
Address: *[Handwritten Address]*  
Occupation: *[Handwritten Occupation]*

I Hereby Certify the foregoing to be a duplicate of the Agreement dated the " " day of 19

*[Handwritten Signature]*  
Secretary to the Board of  
The Otago Central Electric  
Power Board

693 145

11D/817 - section 1  
11D/818 - section 2



215 14 DEC 07 693 145  
PARTICULARS ENTERED IN REGISTER  
LAND REGISTER TAGO  
AND LAND INFORMATION DIVISION

*[Handwritten signature]*

693 145



RELEASED UNDER THE OFFICIAL INFORMATION ACT

# Department of Survey and Land Information



Your reference: District Office: Dunedin

In reply quote: 9/277 Postal Address: Box 896 DUNEDIN

For verbal enquiries please ask for: Mr Kelly

Telegrams: DCSLI

Telephone: 770 650

8 December 1987

District Land Registrar  
Land and Deeds Division  
Department of Justice  
Private Bag  
DUNEDIN

**STOPPING OF PART OF GRAVEYARD GULLY ROAD  
SHOWN AS PARCELS A AND B, SO 22177**

Stopping of the above described road pursuant to Section 342 and the Tenth Schedule to the Local Government Act 1974 was recorded in this office on 10 November 1987.

I enclose one cheque for \$105 to cover your fees for registration and issue of title, plus copies of:

- (1) the survey plan showing the new appellation, and
- (ii) the public notice declaring the road to be stopped.

Please note the following new section numbers:

<u>Former Description</u>	<u>New Description</u>
Stopped Road adjoining Part Run 569 and Part Section 8, Block VI, Cairnhill Survey District	Section 1 SO 22177  Area: 8285 m <sup>2</sup>
Stopped Road adjoining Part Run 569, Block VI Cairnhill Survey District	Section 2 SO 22177 Area: 3.9023 ha ha
	Total Area: 8.7308 ha

Vincent County Council have been advised that all is now in order to apply for title.

*G C Kelly*  
G C Kelly  
for Chief Surveyor

enc

will need to be done to demonstrate that he/she has good skills in the following areas:

- A. Communication
- B. Listening
- C. Reception
- D. Clerical
- E. Typing
- F. Organisational Ability

The person will need to have a genuine interest in helping others and be able to take sole charge of the Resource Centre as the need arises.

A Salary commensurate with ability will be negotiated with the successful applicant.

Applications close on Friday September 25 1987. Applications in writing should be addressed to: The Chairman, Cromwell Social Task Force, P.O. Box 1, Cromwell.

**TRADE PERSONAL**

NEED extra Christmas Cash? Agents needed. For further details, phone Alexandra 87-408 after 6pm.

**MOTORCYCLES**

HONDA CT 125, excellent condition. \$690 o.n.o. Phone Kim, Alexandra 88-443 a.h.  
 1986 SUZUKI DR 200 \$2,500. Phone Millers Plat 589.

**VEHICLES**

VOLKSWAGON fitted with Datsun 120X motor, 2 stage cam extractors, 4 barrel carb, 8" mag wheels. Real looker. Urgent sale \$5,000 o.n.o. Phone 87-586 after 6pm.

MAZDA 626 LTD. Excellent condition. \$13,000. Phone 88-395 a.h. 88-929 a.h.

72 VALIANT Ranger X.L. Tidy condition. Goes well. Home 50-050 after 5pm.

BRUIS Minor, as is where phone Wanaka 7893 or

December 23 1987. Please reply to N.Z. Guardian Trust, P.O. Box 398, Invercargill.

3 BEDROOM house, Alexandra. Phone Alexandra 87-039 between 6pm and 8pm, Tuesday or Wednesday.

**WANTED TO BUY**

URGENTLY needed - second hand red bricks for restoration work at Fruitlands. Contact Alexandra 88-282 a.h.

WANTED to buy or rent, 1 set of Drums. Phone Alexandra 87-781.

STAINLESS Steel bench top and sink. Phone Alexandra 89-568.

CURTAINS to suit 3 bedroom M.O.W. house. Phone Cromwell 51-676.

**CENTRAL FURNISHINGS**

Require good second hand furniture, furnishings and household effect.

PH. ALEXANDRA 86-994

TRAMPOLINE. Phone Alexandra 86-418.

ALL TYPES of furniture, whiteware, linic a base, ornaments, kitchenware and appliances. Phone Alexandra. Secondhand 88-799 or A.H. 530 or 704 Clyde.

**FOR SALE**

CHILD'S car seat, Britax, tidy condition. \$45. Phone 50-565 Cromwell.

CARPET 15 x 12. Good condition \$200 o.n.o. Phone Alexandra 88-638.

MAHOGANY wall unit 3ft wide. Phone Alexandra 88-319.

BILLIARD table, slate top, 6 x 3. Phone Dunedin 773-532.

FREEZER repairs. Cold Temp Refrigeration. Boundary Rd. Phone 88-194 Alexandra.

**HAYMOR**  
TEGEL CHICKEN

**FOR SALE**  
**XA FALCON MOTOR**  
 Goes well — \$650  
**LPG to suit Ford**  
 complete — \$400.  
**PHONE CROMWELL 50-750**

**TENDERS**

**VEHICLE FOR TENDER**  
**1971 Triumph 1500 Saloon**  
 (DECEASED ESTATE)  
 2 Owners, 75,000 miles, English assembled, burgundy and tan trim — original condition. Vehicle must be sold. AS IS WHERE IS.  
 Can be inspected at Barry Blackie Motors Ltd. LMVD, Tarbert Street, Alexandra.  
 Tenders to close October 3, 1987 at 5.30pm.  
 Tenders to "Triumph 1500", P.O. Box 100, Alexandra.

**PUBLIC NOTICES**

CENTRAL NEWS  
 17-SEP-87



**VINCENT COUNTRY COUNCIL**  
**STOPPING OF PORTION OF GRAVEYARD**  
**GULLY ROAD**

Pursuant to Section 342 of the Local Government Act 1974, and the Tenth Schedule of that Act, the Vincent County Council hereby gives notice that the portions of Graveyard Gully Road shown as Areas A and B on Survey Office Plan Number 22177 lodged in the office of the Chief Surveyor, Dunedin, HAVE BEEN STOPPED.

Dated at Clyde this 16th day of September, 1987.  
 G.M. SMITH  
 County Clerk

**THE MINING ACT 1971**  
**NOTICE OF RECEIPT OF APPLICATION**  
**VINCENT COUNTY COUNCIL**

Pursuant to Section 103C of the Mining Act 1971 (as inserted by the Mining Amendment Act 1981), public notice is hereby given that the Vincent County Council has received a copy of an application No. 42-2530 for a Mining Licence by W.H. Forrest, 36 Shannon Street, Alexandra.

**VINCENT COUNTY COUNCIL**

Pursuant to Section 103C of the Mining Act 1971 (as inserted by the Mining Amendment Act 1981), public notice is hereby given that the Vincent County Council has received a copy of an application No. 31-2037 for a Prospecting Licence by L. & M. Mining Ltd., P.O. Box 1143, Nelson, over the land described in the schedule below.

**SCHEDULE**

All that area of land containing 2385 hectares more or less being Section 1A Block III Tarras Survey District, Sections 27, 30, 31, 32 and 35 and Part Section 1 Block VIII Tarras Survey District, Sections 2, 5, 7, 9, 12, 12A, 36, 37, 44, 45, 46, 51, 52, 53, 55, 56 and Part Section 30 Block IX Tarras Survey District Section 35 and Part Run 276 J Block XII Tarras Survey District Sections 15, 19, 25 and Part Run 276 Block XIV Tarras Survey District, Sections 15 and 42 Block XVI Tarras Survey District, Crown Land Reserved from Sale situated in Blocks III, VIII, IX, XII and XVI Tarras Survey District, Legal road situated in Blocks III, IX, XII, XIV and XVI Tarras Survey District, part Bed of the Clutha River situated in Blocks XII, XIV and XVI Tarras Survey District and Part Bed of the Lindis River situated in Block III Tarras Survey District.

Commencing at a point on the western boundary of State Highway No. 8, this point being 900 metres at 185° from Trig F on common boundary of Blocks 3 and 16 Tarras Survey District. Thence following the said boundary of State Highway No. 8 in a north easterly direction to its intersection with Maori Point Road. Thence crossing State Highway No. 8 in a northerly direction to a point on the western boundary of Maori Point Road. This point being 1.8 km at 011° from Trig. F. Thence following the western boundary of Maori Point Road in a northerly direction to its intersection with State Highway No. 8A.

Thence following the western boundary of State Highway No. 8A in a northerly direction for approximately 5.4 km to a point in line with the southern boundary of Section 14 Block VII Tarras Survey District. Thence following the southern boundary of the said section and its production in a westerly direction, across the Clutha River to a point on the eastern boundary of State Highway No. 6. This point being 2.25 km at 115° from Trig R, Block VII Tarras Survey District. Thence following the said boundary of State Highway No. 6 in a generally southerly direction for approximately 11 km to a point where the production of the northern most boundary of Section 5 Block IX Tarras S.D. intersects State Highway No. 6. Thence for 1.15 km at 181° to a point. Thence by direct line in a generally easterly direction for 3.60 km to the point of commencement and excluding therefrom mining licence Applications 32 794 by N.G. Tryvathum and 32 2764 by Mirage Mining Ltd.

A copy of the application may be inspected at the office of the Vincent County Council or of the Inspector of Mines and Quarries, 49 Jetty Street, Dunedin.

Dated this 16th day of September, 1987.

G.M. SMITH  
 County Clerk



For parts and wheels, J.D. does the best deals.  
**DUNSTAN MOTORS LTD**  
 Clyde Dealers  
 Phone 797 Clyde.

ACID free Superloms now in at Cottage Gardenland.

**DUNSTAN**



Textured or tinted, if its glass, we have it. Call Mar at 89-073 Alexandra.

**RAPE CRISIS**  
 Incest, battered women, child abuse, family crisis - 24 hours.  
 Alexandra. 89-018  
 Cromwell 51-658

REFRIGERATOR repairs. Cold Temp Refrigeration. Boundary Rd. Phone 88-194 Alexandra.

**HAVE YOU TRIED**  
**SALLIES**  
**BOUQUET**

For Good Used Clothing  
 OPEN 10AM - 3PM  
**WEDNESDAY AND FRIDAY**  
 The Salvation Army  
 Royal Terrace  
 Alexandra  
 Phone 88-733



For Expert installation and Tuning, Servicing of all makes of LPG equipment. L.P.G. W.O.F. See the Specialist L.P.G. Conversionists 4 Chicago Street Phone 88-091 or After Hours 86-618.

693 494/1

RECALL FILE LABEL  
F5000000521315

914 18 DEC 87  
386/45  
PARTICULARS ENTERED IN REGISTER  
LAND RESERVE  
AGREEMENT

*[Handwritten signature]*

693 494/1

Department of

Survey and Land Information



Your reference:

District Office: Dunedin

In reply quote: 3/35/1

Postal Address: Box 896  
DUNEDIN

Telegrams: DOSLI

For verbal enquiries please ask for:

Miss Turner

Telephone: 770 650

16 December 1987

The District Land Registrar  
Land and Deeds Division  
Justice Department  
DUNEDIN

**ALTERATION TO DESCRIPTION**

Please note the following alteration. A copy of the relevant plan is attached.

SO Plan 22176 .....

Former Description

Part Run 569  
Block VI, Cairnhill  
Survey District

Part Run 569  
Block VI, Cairnhill  
Survey District

New Description

Section 14, Block VI  
Cairnhill Survey District  
Area 1.2698 ha

Section 15, Block VI  
Cairnhill Survey District  
Area: 2.6521 ha

Total Area: 3.3219 ha  
Pt (CL 386/95)

J Turner (Miss)  
for Chief Surveyor



"RELEASED UNDER THE OFFICIAL INFORMATION ACT"

694 252

MEMORANDUM OF RENEWAL OF LEASE

Particulars entered in the REGISTER as shown hereon on the date and at the time stamped below.

HER MAJESTY THE QUEEN Lessor

A.C.B. SANDERS Lessee

A.J. SANDERS

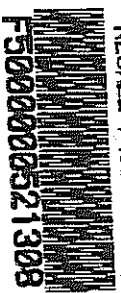
W.D.S. ARMITAGE

G.E. RAMAGE

B.E. SANDERS

*[Handwritten Signature]*

District/Assistant Land Registrar of the District of Otago



Property Manager  
Land Corporation Limited  
DUNEDIN

386 (95)  
PARTICULARS ENTERED IN THE REGISTER  
LAND REVENUE  
*[Handwritten Signature]*

CERTIFICATE OF NON-REVOCAION OF POWER OF ATTORNEY

I, GEOFFREY LYNN HOLGATE of Dunedin, Property Manager

HEREBY CERTIFY -

1. THAT by Deed dated the 12th day of June 1987 copies of which are deposited in the Land Registry Offices at -

- AUCKLAND (North Auckland Registry) and there numbered 8678573
- BLENHEIM (Marlborough Registry) and there numbered 136439
- CHRISTCHURCH (Canterbury Registry) and there numbered 686366/2
- DUNEDIN (Otago Registry) and there numbered 681189/1
- GISBORNE (Poverty Bay Registry) and there numbered 167089.2
- HAMILTON (South Auckland Registry) and there numbered H734777
- HOKITIKA (Westland Registry) and there numbered 076748
- INVERCARGILL (Southland Registry) and there numbered 141782
- NAPIER (Hawkes Bay Registry) and there numbered 478751.2
- NELSON (Nelson Registry) and there numbered 26992.1
- NEW PLYMOUTH (Taranaki Registry) and there numbered 341775
- WELLINGTON (Wellington Registry) and there numbered 860782.2

LAND CORPORATION LIMITED at Wellington carrying on the business of land management appointed me its Attorney on the terms and subject to the conditions set out in the said Deed.

2. THAT at the date hereof I was a Property Manager of the said Corporation.

3. THAT at the date hereof I have not received any notice or information of the revocation of that appointment by the winding up or dissolution of the said LAND CORPORATION LIMITED or otherwise.

SIGNED at DUNEDIN  
this 12<sup>th</sup> day of November  
1987

  
\_\_\_\_\_

MEMORANDUM OF RENEWAL AND VARIATION OF LEASE

REGISTER

IN THE MATTER of the Land Act 1948

AND

IN THE MATTER of lease no. P 153

registered as Register Vol 386

Folio 95 Otago Land Registry from

HER MAJESTY THE QUEEN to ALEXANDRA

CHARLES BIRNIE SANDERS of Alexandra  
ALEXANDER

Farmer (9/16 share)/JOHN SANDERS

of Little Valley, Farmer WILLIAM

DONALD STEWART ARMITAGE of Dunedin.

Solicitor, GORDON EDMOND RAMAGE

OF Alexandra, Taxation Consultant

(4/16 share) ALEXANDRA CHARLES

BIRNIE SANDERS aforementioned and

BARBARA E STELLA SANDERS of Little

Valley, Married Woman 3/16 share

as tenants in common in the said

shares

*Handwritten notes and signatures:*  
A. J. B. 5/11  
J. J. B.  
S. J. B.  
S. J. B. 5/11

Pursuant to Section 170 of the land Act 1948 the term of the abovementioned lease registered in Volume 386 Folio 95 Otago Land Registry is renewed for a term of 33 years commencing on the 1st day of July 1985. The covenant to pay rent and the rental value contained in the lease is hereby varied by deleting the said covenant and substituting the following:

Yielding and paying therefore for the first 11 years of the said term upon the Land Corporation Limited at Dunedin the annual rent of \$5,400.00 calculated on a rental value of \$360,000.00 payable without demand by equal half-yearly payments in advance on the 1st day of January and the 1st day of July in each and every year during the said period of 11 years and for the next two successive periods

REGISTER

of 11 years of the said term a rent determined in respect of each of those periods in the manner provided in Section 132A of the Land Act 1948.

Save as hereby expressly varied all the covenants conditions and restrictions contained or implied in the said Memorandum of Lease shall remain in full force.

IN WITNESS WHEREOF the parties have hereunto subscribed their names this 12<sup>th</sup> day of November 1997

SIGNED for and on behalf of HER MAJESTY THE QUEEN pursuant to a Deed lodged with the District Land Registrar as No. 681189/2 by LAND CORPORATION LIMITED by its Attorney GEOFFREY LYNN HOLGATE in the presence of:

LIMITED LAND CORPORATION by its Attorney G. L. Holgate

Witness: [Signature]  
Occupation: Property Officer  
Address: Dunedin

SIGNED by the said Lessee in the presence of: GORDON EDMOND RAMAGE

[Signature]  
Lessee

Witness: K. W. Blackmore J.P.  
Occupation: Retired  
Address: 25 Old Bardon Rd

[Handwritten notes]

SIGNED by the said Lessees ALEXANDER CHARLES BIRNIE SANDERS, BARBARA E' STELLA SANDERS and WILLIAM DONALD STEWART ARMITAGE in the presence of:

A. Sanders  
B. Sanders  
W. D. Stewart

Witness: Jill Brown J.P.  
Occupation: Retired  
Address: 36 O'Neill Crescent



Facsimile

Toitu te Land whenua Information New Zealand



To: MBradley
Company: DTZ
Fax No: 03 379 8440
From: Tony Fahey Search Section
Date: 22.07.02
Page 1 of: 2
Our Ref: Your Manual Landonline Request No: 87392
Your Ref: As above

Land Information NZ
John Wickliffe House
Princes Street
Private Bag 1929
Dunedin
New Zealand
Tel 03-477 0650
Fax 03-477 3547
HTTP://www.linz.govt.nz

Confidential

This facsimile message contains information which is confidential and may be subject to legal privilege. If you are not the intended recipient, you must not peruse, use, disseminate, distribute or copy this message. If you have received this message in error, please notify us immediately by facsimile or telephone and destroy the original message. Thank you.

Subject: Manual Requests

Dear Client,

Please refer to your manual request received at this office - copy herewith.

We have searched extensively for the requested item - without success. It cannot be found. Sorry.

Yours faithfully,

Tony Fahey

ODE SIS - Request Manual Copy			
Document Type	Instrument	Request Id	97392
Reference Number	74356174	User Id	mbradleych
Land District	Otago	Request Date	18/07/2002 09:45:54
Method of Delivery	Fax	Client Reference	Matangi Status
Requested By	Murray Bradley	Status	Pending
<input type="checkbox"/> Certified Copy			
Comments			
Delivery Details:			
Firm	DTZ New Zealand Ltd (MREINZ)		
Primary Contact	Ms Caroline Mason		
Street	P O Box 142		
Town	Christchurch		
Country	New Zealand		
Postcode	8015		
Fax Number	03-379 8440		
Fees...	OK		Cancel

(NF)

nf (61.3, 65.3)  
not in Excel

order in Excel twice.

RELEASED UNDER THE OFFICIAL INFORMATION ACT

145110  
i.12.1984

NEW LI 1341554 ISSUED  
FOR Sections 14 & 15  
Blk VI Cairnhill S.D.

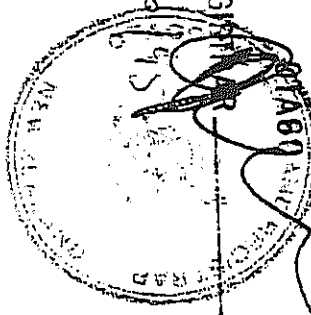
herein

*[Signature]*  
ALR.

743 561/5

RECALL FILE LABEL  
F5000000521313

9.31 01.DEC.89 743561  
PARTICULARS ENTERED IN REGISTER  
LAND REGISTRY  
ASST LAND REGISTRAR  
386195  
1/10/89  
1/10/89



CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

I, ROBERT PAUL WOODHOUSE of Dunedin, Property Officer

HEREBY CERTIFY -

1. THAT by Deed dated the 12th day of June 1987 copies of which are deposited in the Land Registry Offices at -

- . AUCKLAND (North Auckland Registry) and there numbered B678573
- BLenheim (Marlborough Registry) and there numbered 136439
- CHRISTCHURCH (Canterbury Registry) and there numbered 686366/2
- DUNEDIN (Otago Registry) and there numbered 681189/1
- GISBORNE (Poverty Bay Registry) and there numbered 167089.2
- HAMILTON (South Auckland Registry) and there numbered H734777
- HOKITIKA (Westland Registry) and there numbered 076748
- INVERCARGILL (Southland Registry) and there numbered 141782
- NAPIER (Hawkes Bay Registry) and there numbered 478751.2
- NELSON (Nelson Registry) and there numbered 269962.1
- NEW PLYMOUTH (Taranaki Registry) and there numbered 341775
- WELLINGTON (Wellington Registry) and there numbered 860782.2

LAND CORPORATION LIMITED at Wellington carrying on the business of land management appointed me its Attorney on the terms and subject to the conditions set out in the said Deed.

2. THAT at the date hereof I was Property Officer of the said Corporation.

3. THAT at the date hereof I have not received any notice or information of the revocation of that appointment by the winding up or dissolution of the said LAND CORPORATION LIMITED or otherwise.

SIGNED at DUNEDIN  
this 24<sup>th</sup> day of April  
1989.

)  
)  
)   
\_\_\_\_\_

MEMORANDUM OF PARTIAL SURRENDER

IN THE MATTER of the Land Act 1948 and its Amendments

AND

IN THE MATTER of Pastoral Lease No P 371 under the Land Act 1948 of ALL that piece of land situated in Otago Land District, containing 11366.7918 hectares, more or less, being Section 3 Block IV Sections 11, 14 and 15 Block VI Cairnhill Survey District and Part Run 569 situated in Cairnhill, Teviot and Long Valley Survey Districts, and being the whole of land comprised and described in the aforesaid lease recorded in Register Book, Vol. 386 Folio. 95

We, Alexandra Charles Birnie Sanders of Alexandra, Farmer (9/16 share), Alexander John Sanders of Little Valley, Farmer, William Donald Stewart Armitage of Dunedin, Solicitor, Gordon Edmond Ramage of Alexandra, Taxation Consultant (4/16 share) and Alexandra Charles Birnie Sanders aforementioned and Barbara E'Stella Sanders of Little Valley, Married Woman (3/16 share) as tenants in common in the said shares, the lessees under the abovementioned lease DO HEREBY SURRENDER in terms of Section 145 of the Land Act 1948, all our estate and interest as such lessee in all that piece of land containing 3.3219 hectares, being Sections 14 and 15 Block VI Cairnhill Survey District, AND WE AGREE AND DECLARE THAT all and singular the covenants and conditions and agreements of the said recited lease expressed and/or implied shall continue in force in respect of the residue of the land henceforth comprised therein as fully and effectually as if such residue of the said land above had originally been comprised therein.

AND I HEREBY FURTHER AGREE AND DECLARE that the said surrender shall take effect from the 8th day of November 1987.

DATED this 24<sup>th</sup> day of April 1988.

*[Handwritten signatures and initials]*

SIGNED by the said ALEXANDRA )  
CHARLES BIRNIE SANDERS lessee )  
in the presence of: )

Witness: Rev. Austin J.P.  
Occupation: Machine Operator  
Address: Alexandra

Ch Sanders  
Lessee

SIGNED by the said ALEXANDER )  
JOHN SANDERS lessee in the )  
presence of: )

Witness: Rev. Austin J.P.  
Occupation: Machine Operator  
Address: Alexandra

John Sanders  
Lessee

SIGNED by the said WILLIAM )  
DONALD STEWART ARMITAGE )  
lessee in the presence of: )

Witness: Rev. Austin J.P.  
Occupation: Machine Operator  
Address: Alexandra

William Armitage  
Lessee

SIGNED by the said GORDON )  
EDMOND RAMAGE lessee in the )  
presence of: )

Witness: Rev. Austin J.P.  
Occupation: Machine Operator  
Address: Alexandra

Gordon Ramage  
Lessee

SIGNED by the said BARBARA )  
E'STELLA SANDERS in the )  
presence of: )

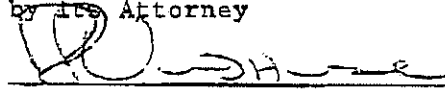
Witness: Rev. Austin J.P.  
Occupation: Machine Operator  
Address: Alexandra

Bar Sanders  
Lessee

SURRENDER ACCEPTED for and on behalf of HER MAJESTY THE QUEEN as Lessor:

SIGNED for and on behalf of )  
HER MAJESTY THE QUEEN pursuant to )  
a Deed lodged with the District Land )  
Registrar as No. 681189/2 by LAND )  
CORPORATION LIMITED by its Attorney )  
~~GARRY RAYMOND PATRICK in the~~ )  
ROBERT PAUL WOODHOUSE in the )  
presence of. )

LAND CORPORATION LIMITED  
by its Attorney

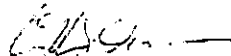
  
\_\_\_\_\_

Witness:   
\_\_\_\_\_

Occupation: Property officer, Landcorp

Address: Dunedin

*Surrender for the Purposes of the Limited Transfers*

  
\_\_\_\_\_

746279.1

TE

Approved by the Registrar-General of Land, Wellington: 51-1307.1/82

MEMORANDUM OF TRANSFER

*OS*  
 ALEXANDRA  
~~ALEXANDER~~ CHARLES BIRNIE SANDERS of Alexandra Farmer /  
 BARBARA E'STELLA SANDERS of Little Valley Married Woman /  
 ALEXANDER JOHN SANDERS of Little Valley Farmer /  
 WILLIAM DONALD STEWART ARMITAGE of Dunedin Solicitor and /  
 GORDON EDMOND RAMAGE of Alexandra Taxation Consultant /  
 (hereinafter called "the Grantors")  
 being registered as the proprietor of an estate of leasehold under P153

subject however to such encumbrances liens and interests as are notified by memoranda underwritten or endorsed hereon in all those pieces of land containing 11359.7731 hectares /

be the same a little more or less being Sections 3 Block IV Cairnhill Survey District and Part Run 569 Cairnhill Teviot and Long Valley Survey Districts and Sections 14 & 15 Block VI Cairnhill Survey District Districts Parts of Run 569 being now known as Sections 10 and 11 /  
 X Block VI Cairnhill District being the balance of the land in Certificate of Title Register Book Volume 386 Folio 95 (Otago Registry)

SUBJECT TO:

Proclamation 234901  
 Gazette Notice 361446 /  
 Transfer 390585 containing easement in gross /  
 Mining Licences 504368 and 549041 /  
 Electricity Agreement 533699 /  
 Mortgages 561228/1, 561228/2 and 577504 the above lands being herein-  
 after called "the servient tenement"

*44W*  
 IN CONSIDERATION of the sum of One Dollar (\$) ~~paid to them by~~ TERRENCE RAYMOND RAWSON of Alexandra

Danworker

~~KENNETH MORGAN~~ of Alexandra Dredge Hand (hereinafter called "the Grantee") being the registered proprietor of an estate in fee simple subject as aforesaid in all that piece of land situated in the Cairnhill District containing 2883m<sup>2</sup> being Section 11 Block VI of the said District and being all the land in Certificate of Title Register Book Volume 3A Folio 1373 Otago Registry SUBJECT TO reservations and conditions imposed by Section 59 of the Land Act 1948 (hereinafter called "the dominant tenement") the receipt of which sum is hereby acknowledged DO HEREBY TRANSFER AND GRANT unto the Grantee to be forever appurtenant



to the dominant tenement an easement of right of way over that part of the servient tenement shown marked "A" and "B" on the attached plan TOGETHER WITH AND SUBJECT TO all of them the rights and duties implied in a "right of way" set forth in the seventh schedule to the Land Transfer Act 1952, the acceptance whereof by the Grantee is evidenced by his executing this document, AND IN CONSIDERATION of such transfer and grant the Grantee as registered proprietor of the dominant tenement hereby covenants on behalf of himself and his successors in title that the following covenants shall forever be appurtenant to the whole of the servient tenement and enforceable by the Grantors and their successors in title namely:

1. That the Grantee will not subdivide nor permit to be subdivided the dominant tenement into any more than the one present holding.
2. That the Grantee will neither use nor develop the dominant tenement in any way that enables it to be used for any use other than \*

~~IN CONSIDERATION OF the sum of~~  
~~paid to \_\_\_\_\_ by \_\_\_\_\_~~

~~the receipt of which sum \_\_\_\_\_ hereby acknowledge~~ DO HEREBY TRANSFER to the said

~~all \_\_\_\_\_ estate and interest in the said piece \_\_\_\_\_ of land~~

\* residential and as a single dwelling unit.

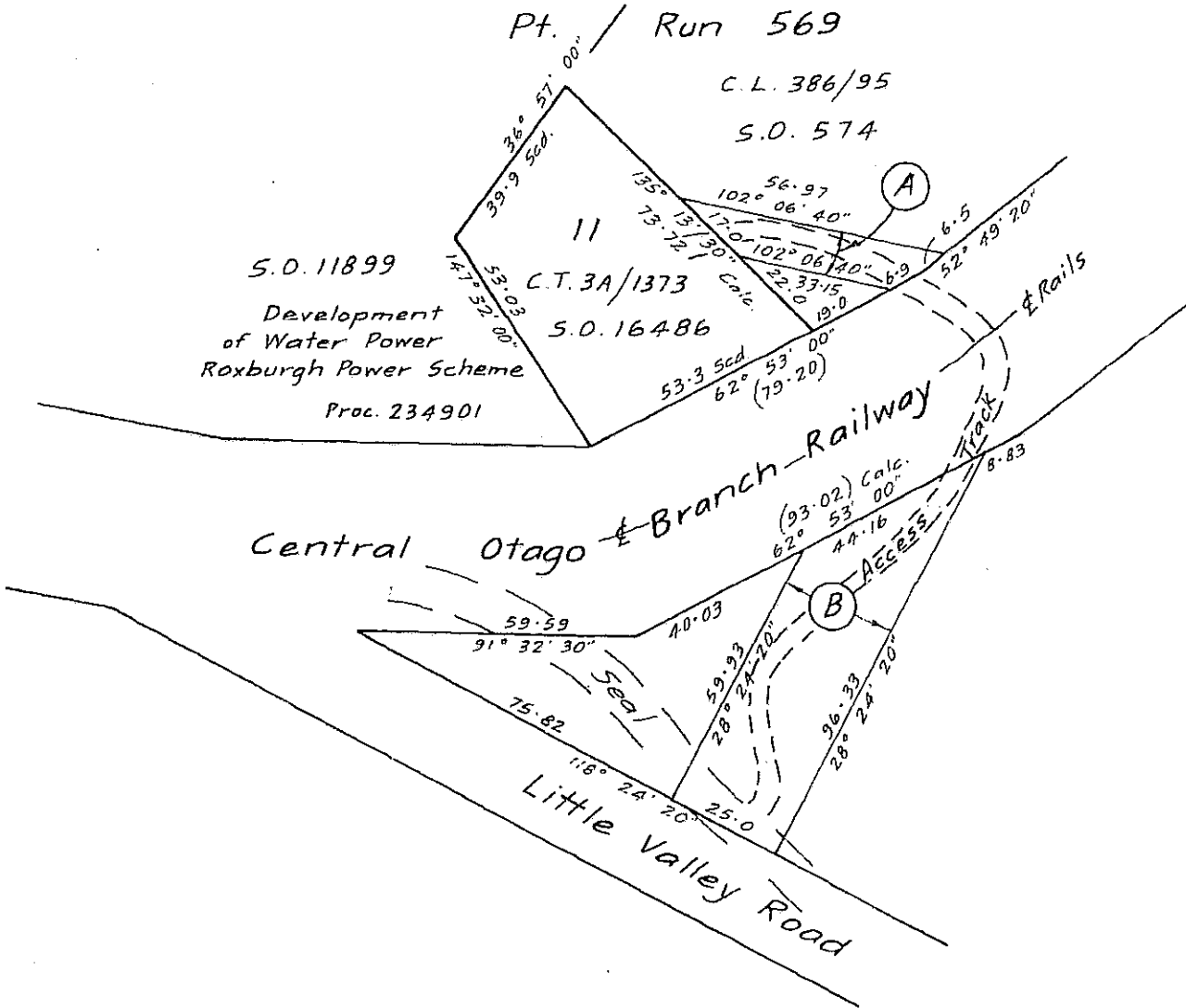
3. That the Grantee will at all times and at the expense in all things of the Grantee maintain a good and substantial stockproof boundary fence upon the boundary between the dominant tenement and the servient tenement of which gates or doors providing access to the right of way may form a part.

IN WITNESS WHEREOF these presents have been executed this 12<sup>th</sup> day of June 1987

SIGNED by the abovenamed ) J.R. Rawson  
TERRENCE RAYMOND RAWSON as )  
Grantee in the presence of: )

M. Roberts  
Legal Executive to  
Chackitts McKay  
Solicitors  
Alexandra

**CERTIFIED CORRECT**  
*[Signature]*  
 Chief Surveyor  
 T 746279 271319



Optional Easements			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way	A	Pt. Run 569	Sec. 11
	B	Pt. Run 569	Sec. 11

Otago Land District  
 Alexandra Borough  
 Comprised in C.L. 386/95

Plan of Easements over Pt. Run 569  
 Blk. VI, Cairnhill S.D.

T.R.R. *[Signature]*

M <sup>c</sup> George & Elder Alexandra		SHEET
DRAWN	CHECKED	SCALE
TRACED	DATE 2/6/88	1:1000
SERIES OF		REF 2575

# RURAL BANK



Land and Deed Registry

20 DEC 1989

DUNEDIN

1ST FLOOR  
31 STAFFORD ST  
PRIVATE BAG, DUNEDIN  
NEW ZEALAND  
TEL: (021) 774-660  
FAX: (074) 792-264

19 December 1989

The District Land Registrar  
Land and Deed Registry  
Private Bag  
DUNEDIN

Dear Sir

**A C B SANDERS AND OTHERS**

The Rural Bank hereby authorises you to accept from Messrs Checketts McKay registration of a right of way against certificate of title 386/95 produced to your office on 25 October 1989.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'R C Phillips'.

R C Phillips (Mrs)  
Client Services Officer



28th March 1990

Messrs Checketts McKay  
Solicitors  
P.O. Box 41  
ALEXANDRA

T. 746279

ABC Snaders & Ors  
TO TR Rawson

Please produce the outstanding copy of CT 386/95 for  
noting of the easement.

Checketts McKay  
Lawyers Central Otago



Alexandra Office:

Address 32 Centennial Avenue, Alexandra  
Post P.O. Box 47, Alexandra, New Zealand  
DX 17707  
Phone (03) 448-6969  
Fax (03) 448-8960  
Trust Account BNZ 020916 0007675 00  
G.S.T. Number 39317-955

11 April 1990

Please ask for:

Russell Checketts

The Registrar  
Land Registry Office  
Private Bag  
DUNEDIN

FOR MR OLIVER

Dear Sir

RE T R RAWSON - ABSTRACT NO.746279

We now enclose replacement production slip No.043353 and would be obliged if you you advise us when we may expect return of the registered documents.

Yours faithfully  
CHECKETTS MCKAY

A handwritten signature in dark ink, appearing to be "R D Checketts".

R D Checketts

JR1-04117  
Encl.

THE RURAL BANKING AND FINANCE CORPORATION OF NEW ZEALAND as Mortgagee Under Mortgage No's 561 228/1 and 2 and 577504 hereby consents to the within grant of easement of Right of Way but without Prejudice to its rights powers and remedies under the said mortgages.

SIGNED by the abovenamed  
ALEXANDRA  
~~ALEXANDER~~ CHARLES BIRNIE SANDERS

*A Sanders*

as Grantor in the presence of:

*C. B. Birnie*  
*Alexandra*

SIGNED by the abovenamed  
BARBARA E'STELLA SANDERS

*B. E. Sanders*

as Grantor in the presence of:

*C. B. Birnie*  
*Alexandra*

IN WITNESS WHEREOF these presents have been executed this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_

Signed by the abovenamed  
ALEXANDER JOHN SANDERS

*A. J. Sanders*

as ~~Grantor~~ in the presence of:

Witness's Signature *C. B. Birnie*  
Occupation *Solicitor*  
Address *Alexandra*

SIGNED by the abovenamed  
WILLIAM DONALD STEWART ARMITAGE

*W. D. Armitage*

as Grantor in the presence of:

*W. D. Armitage*  
*Solicitor*  
*Dunedin*

SIGNED by the abovenamed  
GORDON EDMOND RAMAGE

*G. E. Ramage*  
*Notary Public*

as Grantor in the presence of:

*C. B. Birnie*  
*Alexandra*

SIGNED by the abovenamed  
WILLIAM KENNETH MORGAN

*W. K. Morgan*

as Grantee in the presence of:

*C. B. Birnie*  
*Alexandra*

MEMORANDUM OF TRANSFER

Transfer correct for the purposes of the Land Transfer Act

*[Signature]*  
(Solicitor for) the transferee

of land

~~I hereby certify that this transaction does not contravene the provisions of Part II A of the Land Settlement Promotion and Land Acquisition Act 1952.~~

Grantors  
ACB SANDERS & OTHERS ~~Transferor~~

~~(Solicitor for) the transferee~~

Grantee  
~~W. MORSON~~  
T R RAWSON ~~Transferee~~

Particulars entered in the Register as shown in the schedule of land herein on the date and at the time stamped below

SIGNED for and on behalf of the Rural banking and Finance Corporation of New Zealand by Bevan James Coombes

District Land Registrar  
Assistant of the District of

acting under the authority of the said Corporation pursuant to Section 16 of the Rural Banking and Finance Corporation Act 1974 in the presence of:

850747 Discharged as to the Land Covenants 1 and 2 herein  
9.3.1994 at 9.17 am

*Jumavett*  
AKR

Witness Pat. Roker  
Occupation Legal Officer  
Address Rural Banking & Finance Corp. of N.Z. Dunedin

31/1373  
386/95

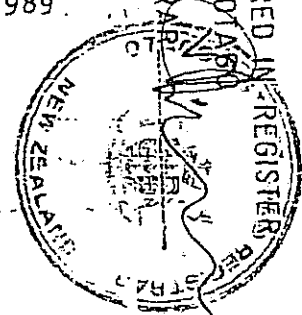
ASST LAND REGISTRAR  
PARTICULARS ENTERED IN REGISTER  
LAND REGISTRY

9.39 25 JAN 90

746279 .1

THE ALEXANDRA BOROUGH COUNCIL DOH HEREBY CONSENT to the within right of way as witnessed by the affixing of its common seal this 4th day of October 1989

*[Signature]*  
*[Signature]*  
Land Clerk



BRUNTON HALL & CO

SOLICITORS  
ALEXANDRA

LT 27a Avon Publishing Ltd., P.O. Box 736, Auckland 4



*[Handwritten notes]*



834066

RECALL FILE LABEL  
F5000000521310

FILE COPY

2005 JUL 03 09:23:03

PARTIAL COPY REGISTERED IN REGISTER

2005/07/03



T4714

### LAND IMPROVEMENT AGREEMENT

This agreement is made the 17<sup>th</sup> day of February 1992

**BETWEEN** THE OTAGO REGIONAL COUNCIL a body corporate under the Local Government Act 1974 (called "the Council")

**AND** ALEXANDER CHARLES BIRNIE SANDERS, BARBARA E' STELLA SANDERS AND ALEXANDER JOHN SANDERS OF LITTLE VALLEY, WILLIAM DONALD STEWART ARMITAGE OF DUNEDIN AND GORTON EDMOND RAMAGE OF ALEXANDRA (called "the Farmer") *WILLIAM THOMAS COONEY*

**WHEREAS**

- (i) The Farmer is the owner or lessee of the land described in the First Schedule ("the land").
- (ii) The Farmer farms the land.
- (iii) The Council and the Farmer have agreed to the rabbit and land management plan ("the plan") set out in the Second Schedule for the purposes of:
  - (a) controlling or eradicating rabbits on the land; and
  - (b) conserving the soil and vegetation on the land.
- (iv) The Council has agreed under Section 30 of the Soil Conservation and Rivers Control Act 1941 to pay grants towards the cost of implementing the plan.
- (v) The parties have agreed that the payment of grants will be made on the terms set out in this agreement.
- (vi) The parties have also agreed that the terms of this agreement will bind the Farmer and any successors in title to perform and observe the terms of this agreement.
- (vii) The agreement is to be registered against the title to the land under Section 30A of the Soil Conservation and Rivers Control Act 1941.
- (viii) The plan is part of the Rabbit and Land Management Programme being undertaken by the Crown and the Council in the Otago region.
- (ix) All grants paid by the Council under the plan are wholly funded by the Crown.
- (x) the plan is conditional upon:
  - (i) continuing Crown funding of the Rabbit and Land Management Programme in the Otago region; and
  - (ii) the payment to the Council by the Crown of money necessary for the Council to make the grants payable by the Council under the plan.
- (xi) The Ministry of Agriculture and Fisheries ("MAF") is responsible for implementing monitoring and overseeing the Rabbit and Land Management Programme for the Otago Region on behalf of the Crown.
- (xii) The plan has been approved by the Ministry of Agriculture and Fisheries.
- (xiii) The parties wish to record their agreement in writing.

**IT IS AGREED:**

**1. Commencement**

1.1 This agreement shall be deemed to have commenced on 1 April 1990.

*Alexander John Sanders*  
*William Thomas Cooney*  
*W.D. Armitage*

*W.D. Armitage*

**2. The Farmers Obligations**

**2.1 The Farmer shall:**

- 1. implement the plan
- 2. carry out the works in the plan to be undertaken by the Farmer
- 3. adopt and maintain land management practices described in the plan
- 4. carry out any maintenance required by the plan
- 5. use any rabbit control or eradication measures described in the plan
- 6. establish and maintain land uses prescribed by the plan
- 7. make on demand the payments to be made by the Farmer under the plan

2.2 The Farmer shall carry out his obligations according to the specifications in the plan.

**3. The Councils Obligations**

**3.1 The Council shall:**

- 1. carry out any works in the plan to be undertaken by the Council
- 2. make the grants to be paid by the Council under the plan
- 3. provide the Farmer with technical advice and assistance until 30 June 1995 (any technical advice and assistance and monitoring after that date shall be on terms and conditions to be agreed by the Council and the Farmer).

3.2 The Council shall carry out its obligations in accordance with the specifications in the plan.

**4. Grants**

4.1 Subject to 4.3 grants shall be paid by the Council at the percentage rates set out in the plan.

4.2 Any dollar figures (other than the property cap) shown in the plan are illustrative only and not binding on the Council or the Farmer.

4.3 The grant payable by the Council shall not exceed (in dollars) the property cap set out in the plan. If further funds become available from the Crown, the Council may in its discretion make additional grants on the same terms and conditions that are set in this agreement and the plan.

**5. Financial Records**

5.1 The Council shall open and operate a property account to record all transactions for implementation of the plan and send quarterly statements to the Farmer.

**6. Information**

6.1 The Farmer shall, on request, supply any information requested by the Council on:

- 1. implementation of the plan
- 2. execution of the works described in the plan
- 3. maintenance of the works
- 4. the Farmers land management practices
- 5. pest and noxious plant levels on the land
- 6. rabbit control or eradication measures undertaken by the Farmer
- 7. the costs of implementing the plan
- 8. the costs of undertaking further or additional rabbit control or eradication measures
- 9. the costs and benefits of the plan

*Handwritten notes:*  
S.J.S. 2/11  
S. Ades 10/11  
310

*Handwritten initials:*  
S h

**7. Right of Entry**

7.1 After giving notice (orally or in writing) to the Farmer whenever practicable, the Council or MAF may, at any time, enter the land to:

1. inspect the land
2. monitor the implementation of the plan
3. evaluate the success of the plan
4. take samples.

7.2 In carrying out an inspection the Council and MAF may use any vehicles and other equipment it considers necessary.

7.3 If the Council or MAF has been unable to give notice to the Farmer before entering the land, the Council or MAF shall give the Farmer written notice of entry immediately afterwards and in the notice tell the Farmer what was done.

7.4 Nothing in this clause shall apply to the exercise by the Council of its powers under Section 56 (1) (b) Agricultural Pests Destruction Act 1967. Rabbit control and eradication measures shall only be undertaken by the Council on the land with the consent of the Farmer or after notice has first been given in accordance with Sections 56 (2) and 117 of that Act.

**8. Disclaimer**

8.1 The Farmer acknowledges:

1. the Farmer has been offered an opportunity of receiving independent financial and management advice on the plan and its effects and implications
2. the Farmer has entered into this agreement solely in reliance upon the Farmers own judgement
3. the Farmer has not entered into this agreement in reliance upon or in consideration of any advice given or statement made by MAF or the Council
4. the Farmer has been advised to obtain and has had the opportunity of receiving independent legal advice of the terms of this agreement and its effects and implications.

**9. Duration**

9.1 Subject to clauses 9.2 and 9.3 the Farmers obligations under this agreement shall end on 30 June 2010.

9.2 The Farmer shall not remove or damage any trees planted under the plan without the Council's written consent before 30 June 2010.

9.3 The Farmer shall carry out the land management practices stipulated in the plan until 30 June 2000 unless the Council and the Farmer otherwise agree.

**10 Further Rabbit Control, Eradication and Land Management**

10.1 It is the Farmer's responsibility to prevent rabbit populations increasing and maintain rabbit control and eradication measures after 30 June 1995. If the Farmer fails to prevent rabbit populations increasing or fails to maintain rabbit control or eradication measures after that date Council reserves the right to exercise its powers under the Agricultural Pest Destruction Act 1967, the Noxious Plants Act 1978, the Rating Powers Act 1988 and any other legislation administered by the Council. In particular (but without limiting the Councils powers) the Council may enter the land and carry out rabbit control or eradication measures, works, or maintenance of works, make and levy rates and recover any costs incurred by the Council from the Farmer.

**11. Default by the Farmer**

11.1 If the Farmer breaches this agreement and the breach is capable of being remedied then the Council shall serve a written notice on the Farmer describing the breach and requiring the Farmer to remedy the breach within the time specified in the notice.

11.2 The time given to remedy the breach shall be a reasonable time having regard to the nature and effect of the breach and the means by which the breach can be remedied.

*Handwritten signatures and initials:*  
A/S  
M/S  
MCC  
BIC  
[Signature]

*Handwritten initials:*  
B  
K