

Crown Pastoral Land Tenure Review

Lease name : Mt OAKDEN

Lease number : PC 072

Due Diligence Report (including Status Report) - Part 1

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

4.

**DUE DILIGENCE REPORT
CPL PRE TENURE REVIEW ASSESSMENT STANDARD 6:**

Mt Oakden Station

File Ref: CON/50269/09/12767/A Report No: CH0113 Report Date: 8 February 2001

Office of Agent: Christchurch LINZ Case No: Date sent to LINZ: 8 February 2001

RECOMMENDATIONS

1. That the Commissioner of Crown Lands or his delegate **note** this Due Diligence Report which has been prepared in accordance with the Pre Tenure Review Assessment Standard;
2. That the Commissioner of Crown Lands or his delegate **note** the following incomplete actions which require action by the Manager Crown Property Contracts *[or other party]*:
 - There is evidence of at least four unauthorised occupations on the lease in the form of bach, hut or boatshed sites. As it is not possible to determine the exact location of these sites from file records it is possible that they may in fact not be on the lease.

Signed by Opus:

Mike Todd

Approved/Declined (pursuant to a delegation from the Commissioner of Crown Lands) by:

Name:

Date of decision: / /

1. Details of lease:

Lease Name: Mt Oakden
Location: Lake Coleridge
Lessee: Estate AD Robertson and NW Robertson
Tenure: Pastoral Lease
Term: 33 Years from 1 July 1990
Annual Rent: \$4,050.00
Rental Value: \$180,000.00
Date of Next Review: 1 July 2012
Land Registry Folio Ref: CB529/82
Legal Description: Run 281, situated in Blocks III, IV, VII, and IX, Oakden Survey District.
Area: 3464.1091 hectares

2. File Search

Files held by Agent on behalf of LINZ:

File Reference	Volume	From	To
CON/50269/09/12767/A	1	22/08/2001	Present

Other relevant files held by LINZ:

File Reference	Volume	From	To
Pc/072/A-SCH-01 (plans only)	-	-	-
Pc/072-SCH-01	1	12/11/1947	30/07/1964
Pc/072-SCH-02	2	11/08/1964	28/05/1992
Pc/072-SCH-03	3	01/08/1993	30/06/2000
CON/50213/09/12767/A	1	01/07/2000	Present

3. Summary of lease document:

Terms of lease

Pastoral lease under the Land Act 1948 issued for 33 years from 1 July 1957. The lease has a base stock limit of 2805 sheep with the holders having a personal exemption of 3600 sheep (including not more than 2600 breeding ewes), 180 cattle (including not more than 155 breeding cows) and 50 deer.

The lease was renewed and varied by memorandum registered 21 December 1989. The renewal took effect from 1 July 1990 and the variation replaced the existing covenant to pay rent with a new clause.

Area adjustments

The area of this lease on the computer interest register is 3464.0091 hectares. This incorrect area is due to a miscalculation of the metric area when certificate of alteration 951202 was registered on 21 March 1974.

Registered interests

- 597020 Electricity Agreement registered 19 March 1963
Agreement for the then holder to pay an annual charge for the supply of electricity to the power. Agreement is for a period of twenty years from the date of connection of supply.
- 782157.5 Mortgage of share of NW Robertson to AD Robertson registered 22 December 1988.
First mortgage of his one half share NW Robertson to AD Robertson.
- 845456.1 Variation and Renewal of Lease registered 21 December 1989.
Renewing the lease for a further period of 33 years and altering it by replacing the covenant to pay rent with a new clause.
- 960569.2 Mortgage to PGG Trust Limited registered 17 October 1991.
First mortgage.
- 967656.1 Memorandum of Priority registered 29 November 1991.
Giving priority of mortgage 960569.2 over mortgage 782157.5
- A343952.2 Transfer of Easements registered 20 March 1998.
Granting to Coleridge Power Ltd easements to store water over parts of the property.

Unregistered interests

There are apparently four bach's or huts on the property which are occupied by persons other than the holders. There is no record of any approval to the occupation of these sites or the erection of the buildings.

4. Summarise any Government programmes approved for the lease:

There are no approved programmes for this lease.

5. Summary of Land Status Report:

A Land Status Report was undertaken by Opus in December 2001. The following items were identified for consideration in the context of Due Diligence.

- Whakamatau (Lake Coleridge) which adjoins this lease is subject to a Statutory Acknowledgement in terms of the Ngai Tahu Claims Settlement Act 1998.

It is not considered that this has any impact on the tenure review of this lease.

- Memorandum of Transfer A343952.2 is a grant of easement (pursuant to section 60 Land Act 1948) for a right to store water and other ancillary rights over the subject land as shown 'U' and 'RR' on SO Plan 16796.

As this is a registered interest it is not considered that it will have any impact on the tenure review of the lease. It is noted that the easement would need to be bought down on any subsequent freehold title.

- There is a variance in the area of this land. The metric conversion of 8560 acres as defined on SO's 11026 and 11563 is 3464.1091 hectares. The certificate of alteration registered as 951202 altering the area of the lease shows the area as 3464.0091 hectares.

This is noted above.

6. Review of topographical and cadastral data:

There are two instances where the formation of the Mt Algidus Road through the property does not follow its legal alignment.

7. Details of any neighbouring Crown or conservation land

Other than the Wilberforce and Harper Rivers to the west and north and Lake Coleridge to the east, none of which are suitable for inclusion in a tenure review, there is no adjoining Crown or conservation land.

8. Summarise any uncompleted actions or potential liabilities:

There is evidence of at least four unauthorised occupations on the lease in the form of bach, hut or boatshed sites. As it is not possible to determine the exact location of these sites from file records it is possible that they may in fact not be on the lease.

Appendices

Appendix 1 – Status Check and Plan

Appendix 2 – Folios relating to Unauthorised Occupation of Lease

Appendix 1 – Status Check and Plan

**OPUS INTERNATIONAL CONSULTANTS LIMITED APPENDIX A
DUNEDIN OFFICE**

Project Number 6NLITR.02/156YC



This report has been prepared on the instruction of Land Information New Zealand in terms of Contract No: 50269 dated September 2001 and is undertaken for the purposes of Tenure Review in terms the Crown Pastoral Land Act 1998.

LAND STATUS REPORT for Mount Oakden				LIPS Ref 12767
Property	1	of	1	

Land District	Canterbury
Legal Description	Run 281 situated in Blocks III, IV, VII, VIII and IX Oakden Survey District.
Area	3464.1091 hectares
Status	Crown Land subject to Pastoral Lease P.72
Instrument of title / lease	Pastoral Lease CB529/82 pursuant to Section 66 and registered under Section 83 of the Land Act 1948 as varied by Memorandum of Renewal 845456.1
Encumbrances	Subject to:- <ul style="list-style-type: none"> • 597020 Electricity Agreement pursuant to Section 3 Electricity Act 1948. • A343952.2 Transfer creating rights to store water. • Part IVA of the Conservation Act 1987.
Mineral Ownership	Mines and Minerals are owned by the Crown because the land has never been alienated from the Crown since its acquisition for settlement purposes from the former Maori owners under the 1848 Kemp Purchase
Statute	Land Act 1948 and Crown Pastoral Land Act 1998

Data Correct as at	12 December 2001
[Certification Attached]	

Prepared by	John Kirk 
Crown Accredited Agent	Opus International Consultants Ltd, Dunedin

LAND STATUS REPORT for Mount Oakden

LIPS Ref 12767

Property 1 of 1

Notes: This information does not affect the status of the land but was identified as possibly requiring further investigation at the due diligence stage: See Crown Pastoral Standard 6 paragraph 6.

- Whakamatau (Lake Coleridge) which adjoins this lease is subject to a Statutory Acknowledgement in terms of the Ngai Tahu Claims Settlement Act 1998.
- Memorandum of Transfer A343952.2 is a Grant of Easement (pursuant to Section 60 Land Act 1948) for a right to store water and other ancillary rights over the subject land as shown "U" and "RR" on SO Plan 16796.
- There is a variance in area of this land. The metric conversion of 8560 acres as defined on SO's 11026 and 11563 is 3464.1091 hectares. The certificate of alteration registered as 951202 altering the area of this lease shows the area as 3464.0091 hectares.

LAND STATUS REPORT for Mount Oakden				LIPS Ref 12767
Property	1	of	1	

Research Data: Some Items may be not applicable

SDI Print Obtained	Yes
NZMS 261 Ref	K34, K35
Local Authority	Selwyn District
Crown Acquisition Map	Kemp Purchase 1848 (Canterbury Block)
SO Plan	<p>SO 4094-Plan of application sections 31639, 31697, 36727 Now part Run 281 [August 1883]</p> <p>SO 4951-Plan of subdivision of Run 178 situated in Blocks VIII & IX Oakden Survey District.[March 1912]</p> <p>SO 8381-Plan of Land to be proclaimed Road being part R.S. 36727 & 36728 and Road to be closed through R.S. 36727.[May 1951]</p> <p>SO 8445- Plan of part R.S. 36727 and Pt Closed Road in Proc 356155 situated in Block VIII & IX Oakden Survey District [December 1951]</p> <p>SO 11026- Plan of part of Run 281 being a representation of the most accurate planimetric definition available as at 9/7/1968 of the boundaries of this lease. [July 1968]</p> <p>SO 11563-Plan of part of Run 281 being a representation of the most accurate planimetric definition available as at 26/2/1971 of the boundaries of this lease. [February 1971]</p> <p>SO 15385-Plan of Land for Power Generation Purposes, Land for Road, Road to be Closed and severance over Run 281, R.S.3584, Lot 1 DP 36791 Road & Stream situated in block IV Oakden and Block XVI Wilberforce Survey Districts</p> <p>SO 16796-Plan of part Run 281, part R.S. 3584, part Lot 1 DP 36791, Road and bed of Lake Stream, being a plan of land fpr power generation purposes and land for road.[October 1986]</p> <p>SO 17120-Plan of DOC allocation under section 62 of the Conservation Act 1948 [as at April 1987]</p> <p>SO 19039-Plan of waterways in pastoral lease</p>

LAND STATUS REPORT for Mount Oakden		LIPS Ref 12767
Property	1	of 1

	<p>529/82 along which Section 24 of the Conservation Act applies.[June 1993] approved for record purposes.</p> <p>SO 19752-Plan of Section 1 SO 19752 being a definition of Lake Coleridge. Status of this adjoining land is Crown Land; this defines an operating easement for the generation of electricity.</p> <p>SO 19855- Plan of Whakamatau (Lake Coleridge) Area referred to in the Deed of Settlement for the Ngai Tahu Claim (MD 128) [November 1997]</p>
Relevant Gazette Notices and / or Computer interest register.	<p>Areas VV, ZZ Stopped Road, Gazette 1988 page 3872. [Adjacent land]</p> <p>Section 1 and 2 SO 16796 taken for Generation of Electricity Gazette's 1988 page 3671 and Gazette 1988 page 5048. [Adjacent land]</p> <p>Sections 1, 2 and 3 SO 16796 Exempt from Section 24 Conservation Act 1987. [Adjacent land]</p>
CT Ref / Lease Ref	<p>CB529/82 Pastoral Lease CB44D/200 Computer interest register under Land Transfer Act 1952. This records a Deed of easement under Section 60 of the Land Act 1948 over Section 1 SO 19752.</p>
Plan Index	<p>Up to 1987 SO's 4094, 4951, 8381, 8445, 11026, 11563, 15385 & 16796.</p>
Legalisation Cards	<p>SO 16796 attached</p>
Statutory Actions (Landonline)	<p>SO 16796 see relevant gazettes above</p>
CLR	<p>Supports Pastoral Status</p>
Allocation Maps (if applicable)	<p>DOC allocation [LARES ref D*34*8*CO] an adjoining allocation to the Department of Conservation under Section 62 of the Conservation Act 1987 .</p> <p>Other SOE allocation to Electricorp under the State Owned Enterprises Act 1987.[LARES ref E*K43*E1*CO] note this is over part of this lease and is shown as areas "RR & U on SO 16796".</p>
VNZ Ref - if known	<p>24260/3800A- D J A Barrell [Occupier]</p>

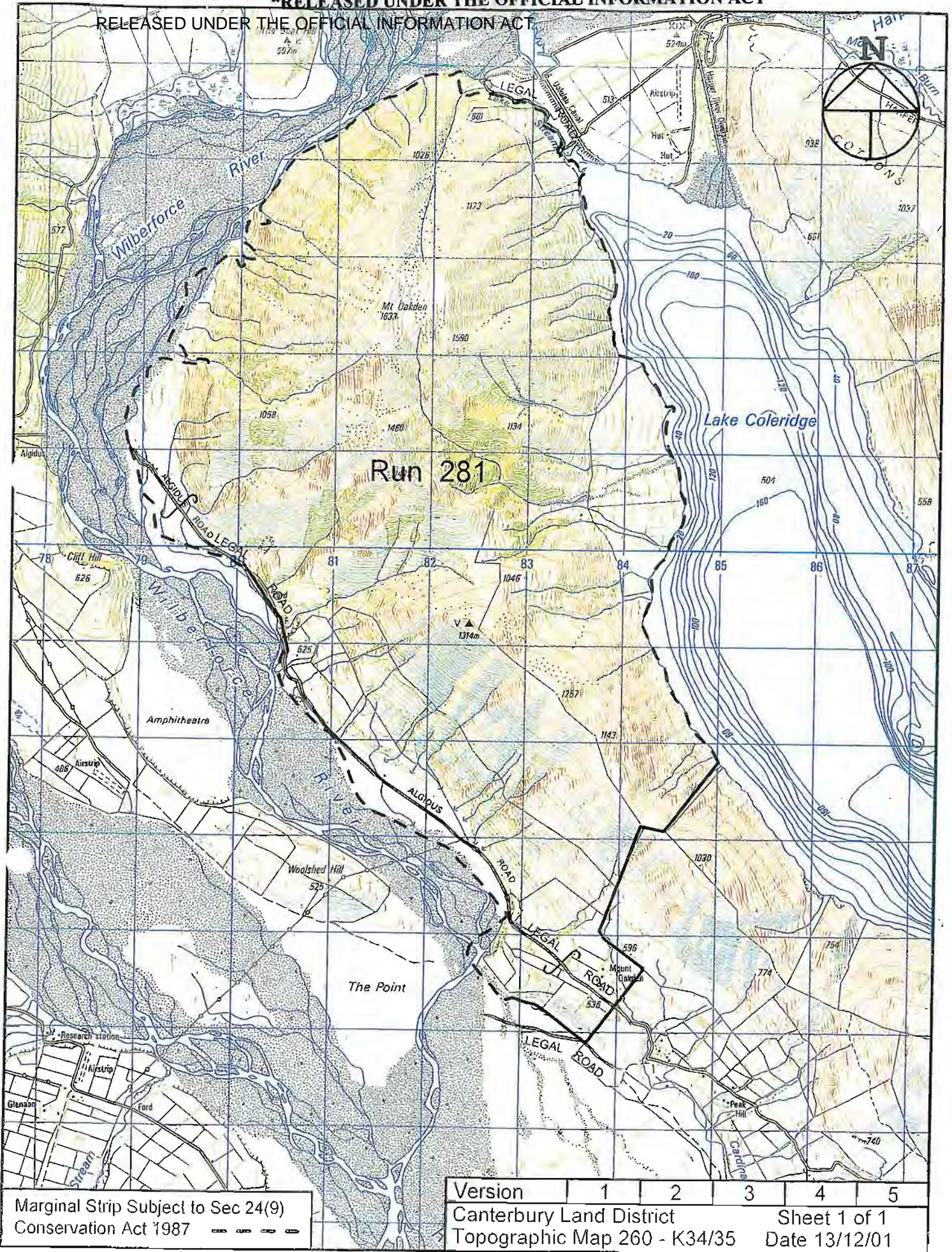
LAND STATUS REPORT for Mount Oakden		LIPS Ref 12767
Property	1	of 1

	24260/3800B- G F Megget [Occupier] 24260/3800C- T H Harrison [Occupier] 24260/3800D- Christ's Collage [Occupier] 24260/3800E- A D & N W Robertson [Lessee]
Crown Grant Maps	Not searched
If Subject land Marginal Strip: a) Type [Sec 24(9) or Sec 58] b) Date Created c) Plan Reference	a) Section 24(9) b) 1 st July 1990 c) SO Plan 19039

LAND STATUS REPORT for Mount Oakden		LIPS Ref 12767
Property	1	of 1

Research – continued

If Crown land – Check Irrigation Maps.	Not applicable
Mining Maps	Not applicable
<p>If Road</p> <p>a) Is it created on a Block Plan – Section 43(1)(d) Transit NZ Act 1989</p> <p>b) By Proc</p>	<p>a) SO Plan Not applicable</p> <p>b) Proc Plan</p> <p>c) Gazette Ref</p>
<p>Other Relevant Information</p> <p>a) Concessions – Advice from DOC or Knight Frank.</p> <p>b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998</p> <p>c) Mineral Ownership</p> <p>d) Other Info</p>	<p>a) The Department of Conservation has been consulted and no Conservation area status land has been identified within the boundary of this property.</p> <p>b) Whakamatau (Lake Coleridge) which adjoins this lease is subject to a Statutory Acknowledgement in terms of the Ngai Tahu Claims Settlement Act 1998.</p> <p>c) Mines and Minerals are owned by the Crown because the land has never been alienated from the Crown since its acquisition for settlement purposes from the former Maori owners under 1848 Kemp Purchase</p> <p>d)</p>



Marginal Strip Subject to Sec 24(9)
Conservation Act 1987

Version	1	2	3	4	5
Canterbury Land District	Sheet 1 of 1				
Topographic Map 260 - K34/35	Date 13/12/01				

**Appendix 2 - Folios relating to Unauthorised Occupation of
Lease**



① Roger R/L

② File.

INTEROFFICE MEMO

DATE: NOVEMBER 28, 1997
TO: GEOFF HOLGATE
CC: ROGER LOUGH
FROM: CAROLINE MASON
OUR REF: PC 072
SUBJECT: MT OAKDEN BACH SITES

The attached file notes and copies of correspondence refer. My concern is that we clarify the status of these sites now before the situation arises in the context of tenure review. I suspect that these are huts which have been there for years and probably the occupants have assumed 'de facto' rights to occupancy.

In order to clarify the situation, especially in terms of the status of these sites if they are located on the pastoral lease, I recommend that we take the following actions;

1. Write to the lessee per the attached letter and ask him for his comments and to locate the sites on a map.
2. If this shows that the sites are located on the pastoral lease, that we advise CCL and recommend that a letter be sent to the occupants advising that they have no formal agreement to occupy these sites and that they do so at the goodwill of the lessee.

I also noticed that there has been no follow up to the letter dated 28.5.92 from DOSLI re taking of land from the pastoral lease for hydro purposes. I suggest that the attached letter be sent to LINZ requesting an update on progress.

A handwritten signature in cursive script, appearing to read "C. Mason".

CAROLINE MASON

A handwritten signature in cursive script, appearing to read "Geoff Holgate", with the date "28/11/97" written below it.

NOTE FOR FILE

DATE: 28 November 1997

REF: PC 072

SUBJECT: Mt Oakden

After receiving recent notices of valuation for the Selwyn roll revaluations and speaking to Katrina Banks of Valuation New Zealand (refer my file note of 25.11.97), I searched the files on Mt Oakden to see if there was any correspondence relating to these hut sites.

The first mention of a proposal to erect a hut is in closed vol. 1, folio 168, where there is a note on the bottom of the folio which says that a Mr E G Barrell applied for permission to erect a hut on this run, and that he was advised by phone that the application was refused. This note is dated 29.10.1948.

The lease then transferred to the current lessee Mr A Robertson. In folio 245 (27.5.56), Mr Robertson wrote to the Department enquiring as to whether a Mr Crosbie could erect a hut at the end of Lake Coleridge. This letter mentions that 2 other huts existed that were erected during the previous lessee's day.

Subsequent correspondence on file (fol. 246, 295, 298, 299, 300) in relation to this application and a subsequent application by Mr Gazzard for consent to erect a boat shed suggests that these applications were declined either formally by the Department (in the case of Mr Gazzard) or by the lessee.

There is no further correspondence on file relating to any hut sites other than Notices of Valuation in 1986 in the names of JD Barrell (number 24260-35), TH Harrison (24260-37) and J & AW Fraser (24260-36). These people were noted as 'sub-lessees'. The only other Notices of Valuation are dated 1991 for JD Barrell (number 24260-35), and 1994 also for JD Barrell (number 24260-35).

It appears that these huts are in effect 'squatting' on the pastoral lease and that there are no formal arrangements in place for their occupancy.

The only way of finding out more of the history of these sites and their arrangements (if any) with the lessee would be to write to the lessee.



CAROLINE MASON
28 November 1997

NOTE FOR FILE

DATE: 28 November 1997

REF: PC 072

SUBJECT: Mt Oakden

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CAROLINE MASON
28 November 1997

S. G. R.
264
168

RHODES, ROSS & GODBY
BARRISTERS & SOLICITORS

MICHAEL HARRY GODBY
M.A. (OXON) INNER TEMPLE
JOHN HEATON RHODES
M.A. (OXON) INNER TEMPLE
CABLE ADDRESS
'GRAVENOR' CHRISTCHURCH

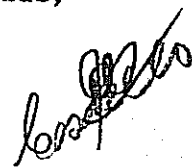
P. O. BOX 51
TELEPHONE 38-342

ALLIANCE ASSURANCE BUILDING,
135 HEREFORD STREET,
CHRISTCHURCH, C.I. N.Z.

26th October, 1948.

The Commissioner of Crown Lands,
Private Bag,
CHRISTCHURCH.

Dear Sir,



M.H.O'Rorke-Mt. Oakden.

We thank you for yours of 21st
October, with copy letter of 20th
October to Mr. O'Rorke.

Mr. O'Rorke has completed the
re-arrangements of his finance with
Pyne Gould Guinness Ltd. and is now
clear of the Bank.

Yours faithfully,

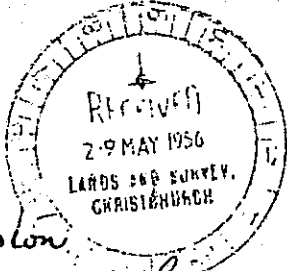


Mr. E. G. Barrell (phone 30203)
applied for permission to
erect a hut on this run.
Advised by phone that
application refused.


20/10/48.

204

245



M^{rs} Oakden
P.B. C.R.Bh.

27 - 5 - 56.

M^r J. W. Preston
Commissioner of Crown Lands
Christchurch.

LETTES
CROWN LANDS

Dear Sir,

Last Saturday I had a visit from a M^{rs} Grosbie, who asked me if he could erect a hut on M^{rs} Oakden, at the head of Lake Coleridge.

I explained the position to him, that this was Crown Land, & I would get in touch with you to see what your Dept's attitude towards building on this land.

There are already two huts over on the lake, erected during M^{rs} O'Rorhes day.

If you thought it advisable for me to come & talk it over with you, I'd only be too pleased.

Yours Faithfully
A.W. Robertson

Reply any comment I might give would be conditional on his own consent having first been given. I'd need to see him if he comes in. Should I be not in ask for Mr. Phelps or Mr. Frier

Handwritten signature/initials

246

SGR 264

Private Bag, CHRISTCHURCH.

1 June, 1956.

Mr A. D. Robertson,
Mt. Oakden,
Private Bag,
CHRISTCHURCH.

Dear Sir,

R.S. 36727, BLOCKS III, IV, VII & VIII,
OAKDEN SURVEY DISTRICT

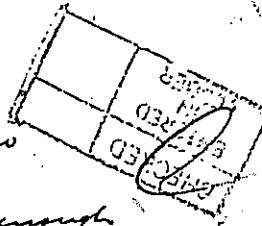
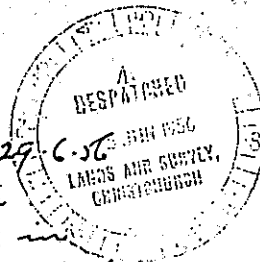
Receipt of your letter of 27 May is acknowledged.

Any consent I might give to erect a hut on Mount Oakden at the head of Lake Coleridge would be conditional on your consent having first been given.

I will be pleased to see you if you do call at the office; should I not be in, however, you could ask for Mr Relph or Mr Price.

Yours faithfully,

(T. W. Preston)
Commissioner of Crown Lands



*Mr Robertson called 29.6.56
Said two huts already there
Erected by Fraser & Barrell in
O'Rourke's time. There are 2 huts also
on Murchison's land but Murchison
will not agree to any more. Robertson also
proposes to say no.*

*We appreciate that ultimately if there is enough
demand some interested body might wish to take over
an area & lease hut sites to fishermen.*

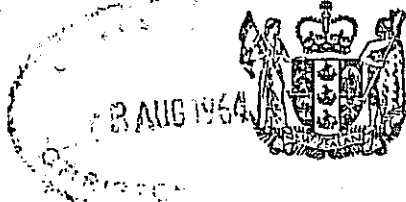
*End
29.6.56*

TELEGRAPHIC ADDRESS: WATERPOWER

TELEPHONE: 65759

OUR REFERENCE: 20/2/1/

P.O. BOX 1251



Handwritten notes: 8193, P 72, 29, and a signature.

NEW ZEALAND ELECTRICITY DEPARTMENT

CHRISTCHURCH,
30 July, 1964.

Commissioner of Crown Lands,
Department of Lands & Survey,
Private Bag,
CHRISTCHURCH.

Handwritten notes: ask to PG with to file, Status of spot which permit requires? See 2, 3/8/64

Dear Sir,

Erection of a Boat Shed : Lake Coleridge.

Enclosed is a plan submitted by Mr. A.H. Gazzard and a copy of the covering letter asking permission to erect a boat shed at Lake Coleridge.

As this Department does not appear to have control over this land I am referring the matter to you for your consideration.

R. S. S. Meredith,
District Electrical Engineer,
per: *[Signature]*

HWM/RA

Encl.

From the sketch, the boat shed appears to be on the 1ch. strip between Run 281 Mt Oakden & Lake Coleridge. There is no comprehensive plan of Run 281. The strip along the Lake edge is coloured burnt sienna on the tenure map & on the lease. This makes it doubtful on very slender evidence. Alternative is to treat as sec 58 strip.

Jumber

Board Minutes 18/11/1875

"Board was of opinion that a road should be reserved round all the lakes from the high water margin to a width of at least 2 chains. not specified"

The Chief Surveyor to be advised accordingly by 18/11/85 p 96 + 508 read 2nd and 3rd specified lakes but not and. L. Colledge

consideration.

THE BOARD I AM CONSIDERING THE MATTER TO THE END THAT

AS THIS DOCUMENT DOES NOT APPEAR TO HAVE COME TO ANY

CONCLUSION.

IN THE ABOVE MENTIONED LETTER THE BOARD BELONGING TO THE

BOARD IS A BOARD OF THE BOARD OF THE BOARD OF THE BOARD

RESOLUTION OF A BOARD OF THE BOARD OF THE BOARD OF THE BOARD

VERY TRULY

CHIEF SURVEYOR

DEPARTMENT OF LANDS & SURVEY

DEPARTMENT OF LANDS & SURVEY

DEPARTMENT OF LANDS & SURVEY

TO THE BOARD OF THE BOARD OF THE BOARD OF THE BOARD

CHIEF SURVEYOR

RELEASED UNDER THE OFFICIAL INFORMATION ACT



1875

1875

1875

-copy-

P.O. Box 213,
ASHBURTON,

4 July, 1964.

District Electrical Engineer,
District Office,
New Zealand Electricity Department,
M.L.C. Building,
Manchester Street,
CHRISTCHURCH.

Dear Sir,

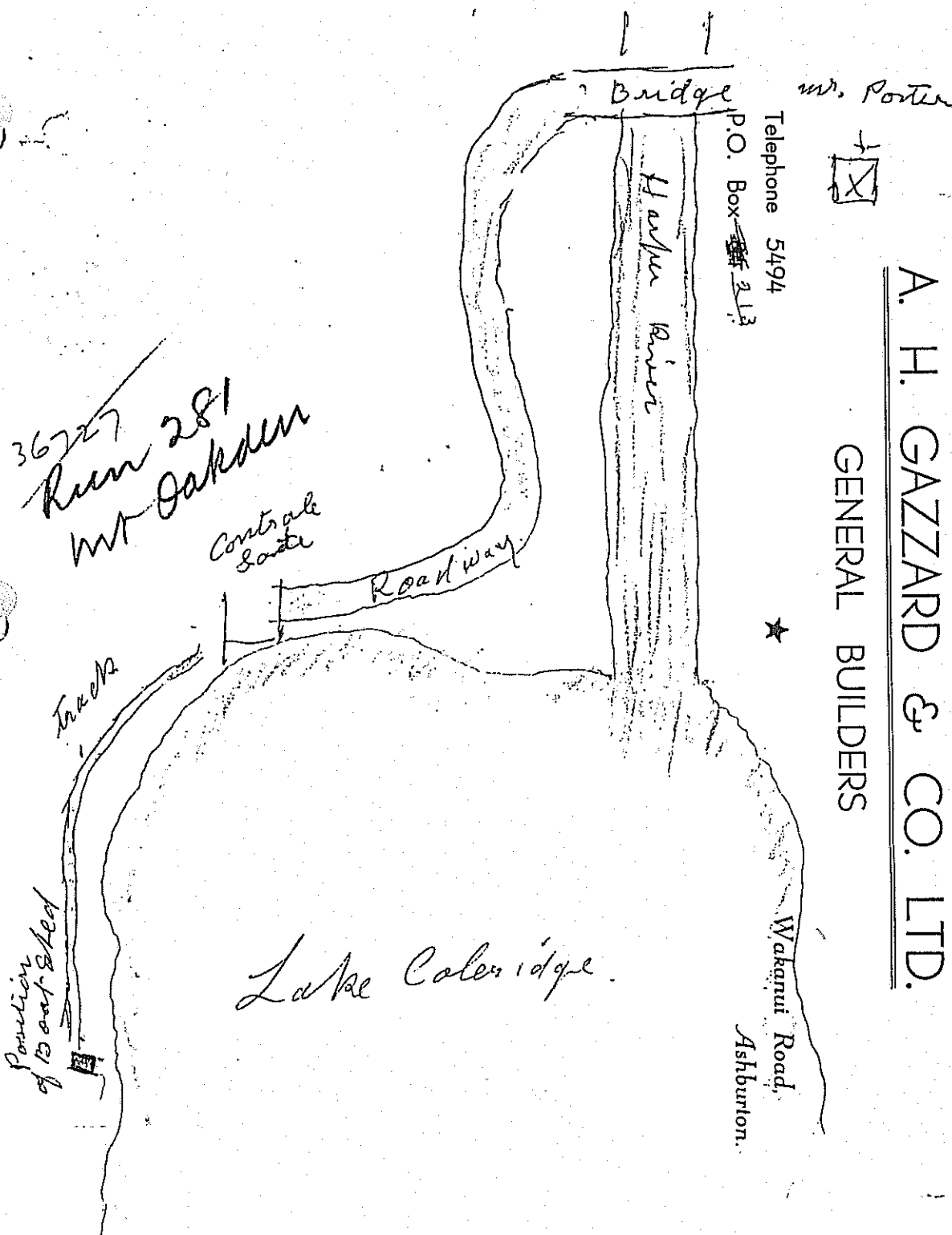
Permission to Erect
Boat Shed at Lake Coleridge.

Please may permission be granted to erect a 16' x 8'
boat shed at the head of Lake Coleridge.

... The proposed position of the site is shown on the
enclosed sketch plan.

It would be very much appreciated if permission
could be granted as this would obviate the necessity of
transporting my boat from Ashburton through the Rakaiia
Gorge, to Lake Coleridge, a trip which is made regularly
throughout the fishing season.

(Sgd.) Yours faithfully,
A.H. Gazzard.



Mr. Porter



Telephone 5494
P.O. Box ~~213~~ 213

A. H. GAZZARD & CO. LTD.
GENERAL BUILDERS

P 72 298

SEP 23 1964

29

BOARD APPOINTED TO HAVE CONTROL OF

19

16" Outdren
P.B. CRGR.

28 SEP 1964

25th Sept. 1964.

The Commissioner
of Crown Lands
Christchurch.

[Handwritten initials]
J/S

Dear Sir,

On a visit round to the top end of Lake Coleridge last Monday, I came across the material for the erection of a hut. I was told, on making enquiries that a man by the name of Gazzard from Ashburton was responsible.

I made a special trip to town on Tuesday 22nd to see you, but was told you were not available. Peter Roberts on ringing the Assistant Commissioner was told that Gazzard had rang your Dept. asking permission, & had been told nothing could be done until one of your men had inspected the site.

As I seemed no further ahead I

decided to go & see Gazzard myself. I told him I couldn't agree to him erecting a Rut anywhere on 16th Oshden & would be much obliged if he took the material away. This he has agreed to do.

I sincerely hope what I have done meets with your approval, & would like very much to see you sometime in the future, & discuss the problem, as I feel this will not be the only case.

Yours faithfully
A. D. Robertson.

4/10/68
Mr Robertson in discussion says we should be concerned and at suitable opportunity I would like to inspect the area with him. 2/11/68

399

N O T E _ F O R _ F I L E

P.72

Pastoral Lands Officer Roberts note on folio 297 refers.

Mr Gazzard rang me several times about this matter and I told him that if he took any materials to the Lake he would do so at his own risk. He was fully aware of this and explained that he wrote to us in the first place so that he would be going about the matter in the correct manner. His main reason for wanting to erect a shed is to avoid having to pull his boat through the Gorge every time he goes to the Lake.

I discussed the whole question with Mr A. V. Brown who is familiar with the area. We have no aerial coverage nor a mile to the inch series map. Any plans prepared would have to be taken off old survey plans done in the 1870's. The Lake is Crown land and as far as can be ascertained there is a 1 chain road around the Lake. As ^{Robinson} does not want Gazzard on the run we can answer his application without an inspection.

There are two popular picnic or camping areas, one in the vicinity of the Harper diversion race and the other near the Ryton Stream. In both cases the adjoining land is Canterbury College leasehold or freehold owned by the Murchisons - we are not involved. To get access to the Harper area it is necessary for people to go through the N.Z.E.D. camp area and there does not appear to be any objection to this.

There are no boat sheds on the Lake and large numbers of fishermen have to tow their boats to ~~there~~ ^{the} from the Lake in the fishing season. This is what Gazzard wants to avoid but if he is granted a permit there is not a shadow of a doubt that we will be asked to issue more permits and we could well have the same position as exists at Lake Sumner.

J. Ford

29/9/64

300

62-649
P.72

Private Bag,
CHRISTCHURCH.

29 September 1964.

Mr A. H. Gazzard,
P O Box 213,
ASHBURTON.

*Called this morning - have not received
our letter. Very unhappy with the decision.
Says there is definitely a boat shed on
the C L & he will expect us to do
something about it.*

JG 11/10/64

Dear Sir,

BOAT SHED AT LAKE COLERIDGE

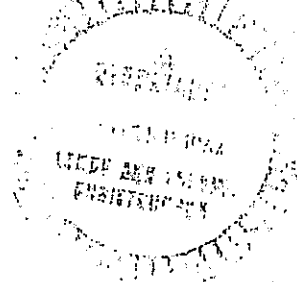
Referring to my letter of 11 August, it has been established that the site on which you wish to erect your boat shed is either on the adjoining run, leased by Mr A. D. Robertson, who does not want boat sheds erected on his property, or on the legal but unformed road or on the Lake shore itself. As the lake is Crown land and you would not be permitted to erect buildings on the legal road, I regret that your application must be declined. If the Department issued you with a permit to build a shed on the Lake shore it would be difficult to refuse other applicants similar permits and the large scale erection of buildings in this area is undesirable.

Will you please, therefore, arrange to remove the building materials which I understand you have taken to Lake Coleridge.

Yours faithfully,

N. S. Coad
Commissioner of Crown Lands

Per:



Chief Pastoral Lands Officer,
CHRISTCHURCH.

Copy for your information.

Alan Jones

I think we should visit the

JG
N. S. Coad

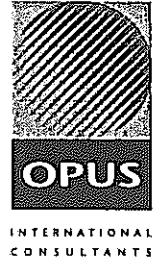
Commissioner of Crown Lands

Gov 1/25/91/10/1

3.

LAND STATUS REPORT

Project Number 6NLITR.02/156YC



This report has been prepared on the instruction of Land Information New Zealand in terms of Contract No: 50269 dated September 2001 and is undertaken for the purposes of Tenure Review in terms the Crown Pastoral Land Act 1998.

LAND STATUS REPORT for Mount Oakden		LIPS Ref 12767
Property	1	of 1

Land District	Canterbury
Legal Description	Run 281 situated in Blocks III, IV, VII, VIII and IX Oakden Survey District.
Area	3464.1091 hectares
Status	Crown Land subject to Pastoral Lease P.72
Instrument of title / lease	Pastoral Lease CB529/82 pursuant to Section 66 and registered under Section 83 of the Land Act 1948 as varied by Memorandum of Renewal 845456.1
Encumbrances	Subject to:- <ul style="list-style-type: none"> • 597020 Electricity Agreement pursuant to Section 3 Electricity Act 1948. • A343952.2 Transfer creating rights to store water. • Part IVA of the Conservation Act 1987.
Mineral Ownership	Mines and Minerals are owned by the Crown because the land has never been alienated from the Crown since its acquisition for settlement purposes from the former Maori owners under the 1848 Kemp Purchase
Statute	Land Act 1948 and Crown Pastoral Land Act 1998

Data Correct as at	12 December 2001
[Certification Attached]	

Prepared by	John Kirk 
Crown Accredited Agent	Opus International Consultants Ltd, Dunedin

Notes: This information does not affect the status of the land but was identified as possibly requiring further investigation at the due diligence stage: See Crown Pastoral Standard 6 paragraph 6.

- Whakamatau (Lake Coleridge) which adjoins this lease is subject to a Statutory Acknowledgement in terms of the Ngai Tahu Claims Settlement Act 1998.
- Memorandum of Transfer A343952.2 is a Grant of Easement (pursuant to Section 60 Land Act 1948) for a right to store water and other ancillary rights over the subject land as shown "U" and "RR" on SO Plan 16796.
- There is a variance in area of this land. The metric conversion of 8560 acres as defined on SO's 11026 and 11563 is 3464.1091 hectares. The certificate of alteration registered as 951202 altering the area of this lease shows the area as 3464.0091 hectares.

Research Data: Some Items may be not applicable

SDI Print Obtained	Yes
NZMS 261 Ref	K34, K35
Local Authority	Selwyn District
Crown Acquisition Map	Kemp Purchase 1848 (Canterbury Block)
SO Plan	<p>SO 4094-Plan of application sections 31639, 31697, 36727 Now part Run 281 [August 1883]</p> <p>SO 4951-Plan of subdivision of Run 178 situated in Blocks VIII & IX Oakden Survey District.[March 1912]</p> <p>SO 8381-Plan of Land to be proclaimed Road being part R.S. 36727 & 36728 and Road to be closed through R.S. 36727.[May 1951]</p> <p>SO 8445- Plan of part R.S. 36727 and Pt Closed Road in Proc 356155 situated in Block VIII & IX Oakden Survey District [December 1951]</p> <p>SO 11026- Plan of part of Run 281 being a representation of the most accurate planimetric definition available as at 9/7/1968 of the boundaries of this lease. [July 1968]</p> <p>SO 11563-Plan of part of Run 281 being a representation of the most accurate planimetric definition available as at 26/2/1971 of the boundaries of this lease. [February 1971]</p> <p>SO 15385-Plan of Land for Power Generation Purposes, Land for Road, Road to be Closed and severance over Run 281, R.S.3584, Lot 1 DP 36791 Road & Stream situated in block IV Oakden and Block XVI Wilberforce Survey Districts</p> <p>SO 16796-Plan of part Run 281, part R.S. 3584, part Lot 1 DP 36791, Road and bed of Lake Stream, being a plan of land fpr power generation purposes and land for road.[October 1986]</p> <p>SO 17120-Plan of DOC allocation under section 62 of the Conservation Act 1948 [as at April 1987]</p> <p>SO 19039-Plan of waterways in pastoral lease</p>

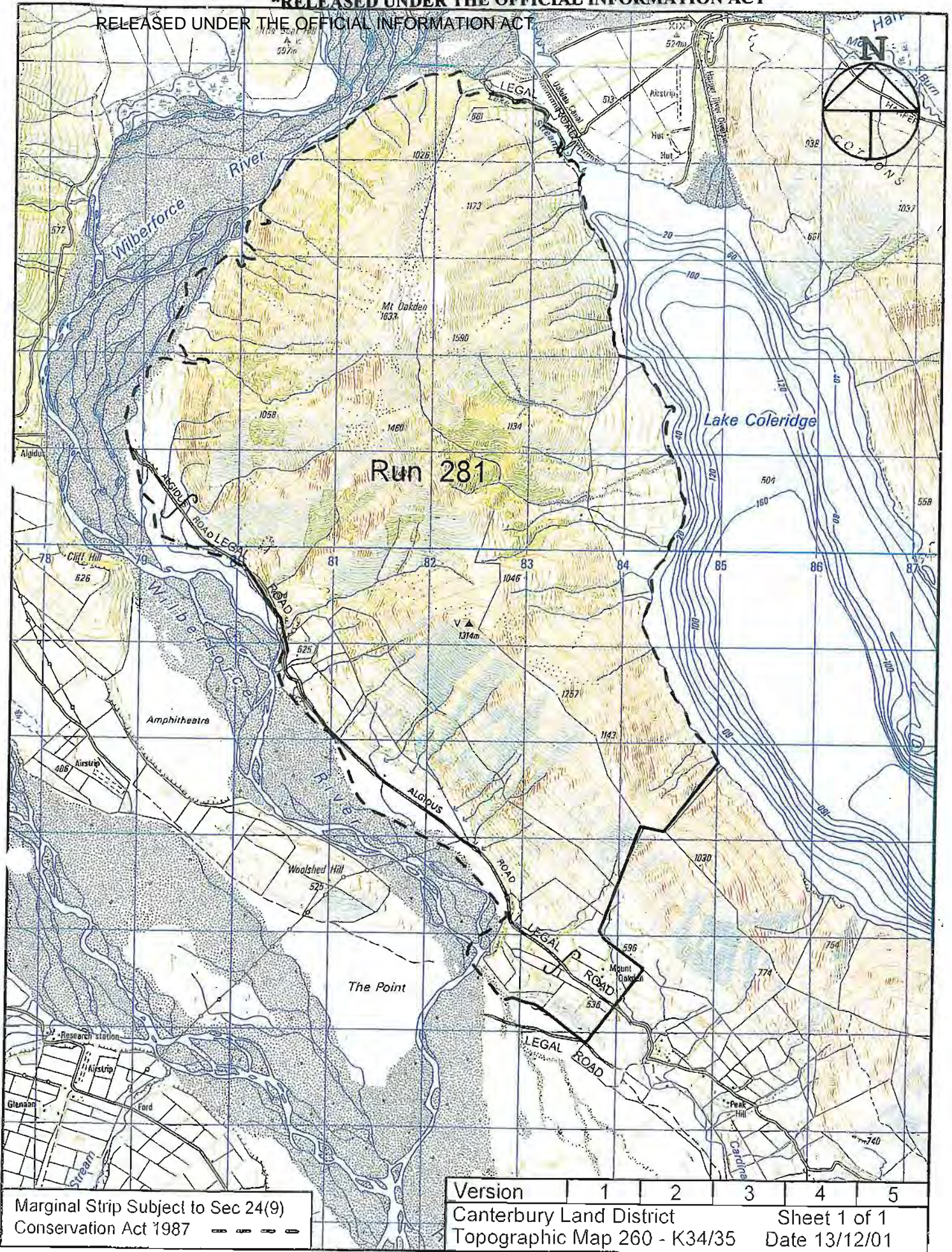
	<p>529/82 along which Section 24 of the Conservation Act applies.[June 1993] approved for record purposes.</p> <p>SO 19752-Plan of Section 1 SO 19752 being a definition of Lake Coleridge. Status of this adjoining land is Crown Land; this defines an operating easement for the generation of electricity.</p> <p>SO 19855- Plan of Whakamata (Lake Coleridge) Area referred to in the Deed of Settlement for the Ngai Tahu Claim (MD 128) [November 1997]</p>
Relevant Gazette Notices and / or Computer interest register.	<p>Areas VV, ZZ Stopped Road, Gazette 1988 page 3872. [Adjacent land]</p> <p>Section 1 and 2 SO 16796 taken for Generation of Electricity Gazette's 1988 page 3671 and Gazette 1988 page 5048. [Adjacent land]</p> <p>Sections 1, 2 and 3 SO 16796 Exempt from Section 24 Conservation Act 1987. [Adjacent land]</p>
CT Ref / Lease Ref	<p>CB529/82 Pastoral Lease CB44D/200 Computer interest register under Land Transfer Act 1952. This records a Deed of easement under Section 60 of the Land Act 1948 over Section 1 SO 19752.</p>
Plan Index	<p>Up to 1987 SO's 4094, 4951, 8381, 8445, 11026, 11563, 15385 & 16796.</p>
Legalisation Cards	<p>SO 16796 attached</p>
Statutory Actions (Landonline)	<p>SO 16796 see relevant gazettes above</p>
CLR	<p>Supports Pastoral Status</p>
Allocation Maps (if applicable)	<p>DOC allocation [LARES ref D*34*8*CO] an adjoining allocation to the Department of Conservation under Section 62 of the Conservation Act 1987 .</p> <p>Other SOE allocation to Electricorp under the State Owned Enterprises Act 1987.[LARES ref E*K43*E1*CO] note this is over part of this lease and is shown as areas "RR & U on SO 16796".</p>
VNZ Ref - if known	<p>24260/3800A- D J A Barrell [Occupier]</p>

	24260/3800B- G F Megget [Occupier] 24260/3800C- T H Harrison [Occupier] 24260/3800D- Christ's Collage [Occupier] 24260/3800E- A D & N W Robertson [Lessee]
Crown Grant Maps	Not searched
If Subject land Marginal Strip: a) Type [Sec 24(9) or Sec 58] b) Date Created c) Plan Reference	a) Section 24(9) b) 1 st July 1990 c) SO Plan 19039

LAND STATUS REPORT for Mt Oakden		LIPS Ref 12767
Property	1 of 1	

Research – continued

If Crown land – Check Irrigation Maps.	Not applicable
Mining Maps	Not applicable
<p>If Road</p> <p>a) Is it created on a Block Plan – Section 43(1)(d) Transit NZ Act 1989</p> <p>b) By Proc</p>	<p>a) SO Plan Not applicable</p> <p>b) Proc Plan</p> <p>c) Gazette Ref</p>
<p>Other Relevant Information</p> <p>a) Concessions – Advice from DOC or Knight Frank.</p> <p>b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998</p> <p>c) Mineral Ownership</p> <p>d) Other Info</p>	<p>a) The Department of Conservation has been consulted and no Conservation area status land has been identified within the boundary of this property.</p> <p>b) Whakamatau (Lake Coleridge) which adjoins this lease is subject to a Statutory Acknowledgement in terms of the Ngai Tahu Claims Settlement Act 1998.</p> <p>c) Mines and Minerals are owned by the Crown because the land has never been alienated from the Crown since its acquisition for settlement purposes from the former Maori owners under 1848 Kemp Purchase</p> <p>d)</p>

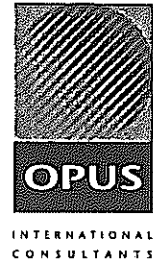


Marginal Strip Subject to Sec 24(9)
Conservation Act 1987

Version	1	2	3	4	5
Canterbury Land District	Sheet 1 of 1				
Topographic Map 260 - K34/35	Date 13/12/01				

Mt Oakden

Scale 1:50000




Project Number 6NLITR.02/156YC

This report has been prepared on the instruction of Land Information New Zealand in terms of Contract No: 50269 dated September 2001 and is undertaken for the purposes of Tenure Review in terms the Crown Pastoral Land Act 1998.

LAND STATUS REPORT for Mount Oakden				LIPS Ref 12767
Property	1	of	1	

Land District	Canterbury
Legal Description	Run 281, situated in Blocks III, IV, VII, VIII and IX Oakden Survey District.
Area	3464.1091 hectares
Status	Crown Land subject to the Land Act 1948
Instrument of title / lease	Pastoral Lease CB529/82 pursuant to Section 66 and registered under Section 83 of the Land Act 1948 as varied by Memorandum of Renewal 845456.1
Encumbrances	Subject to:- <ul style="list-style-type: none"> • 597020 Electricity Agreement pursuant to Section 3 Electricity Act 1948. • A343952.2 Transfer creating rights to store water. • Part IVA of the Conservation Act 1987.
Statute	Land Act 1948 and Crown Pastoral Land Act 1998

Data Correct as at	12/12/2001
[Certification Attached]	Yes

Prepared by	John Kirk 
Crown Accredited Supplier	Opus International Consultants Ltd, Dunedin

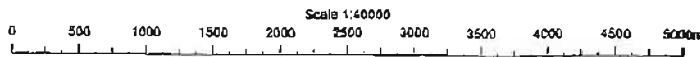
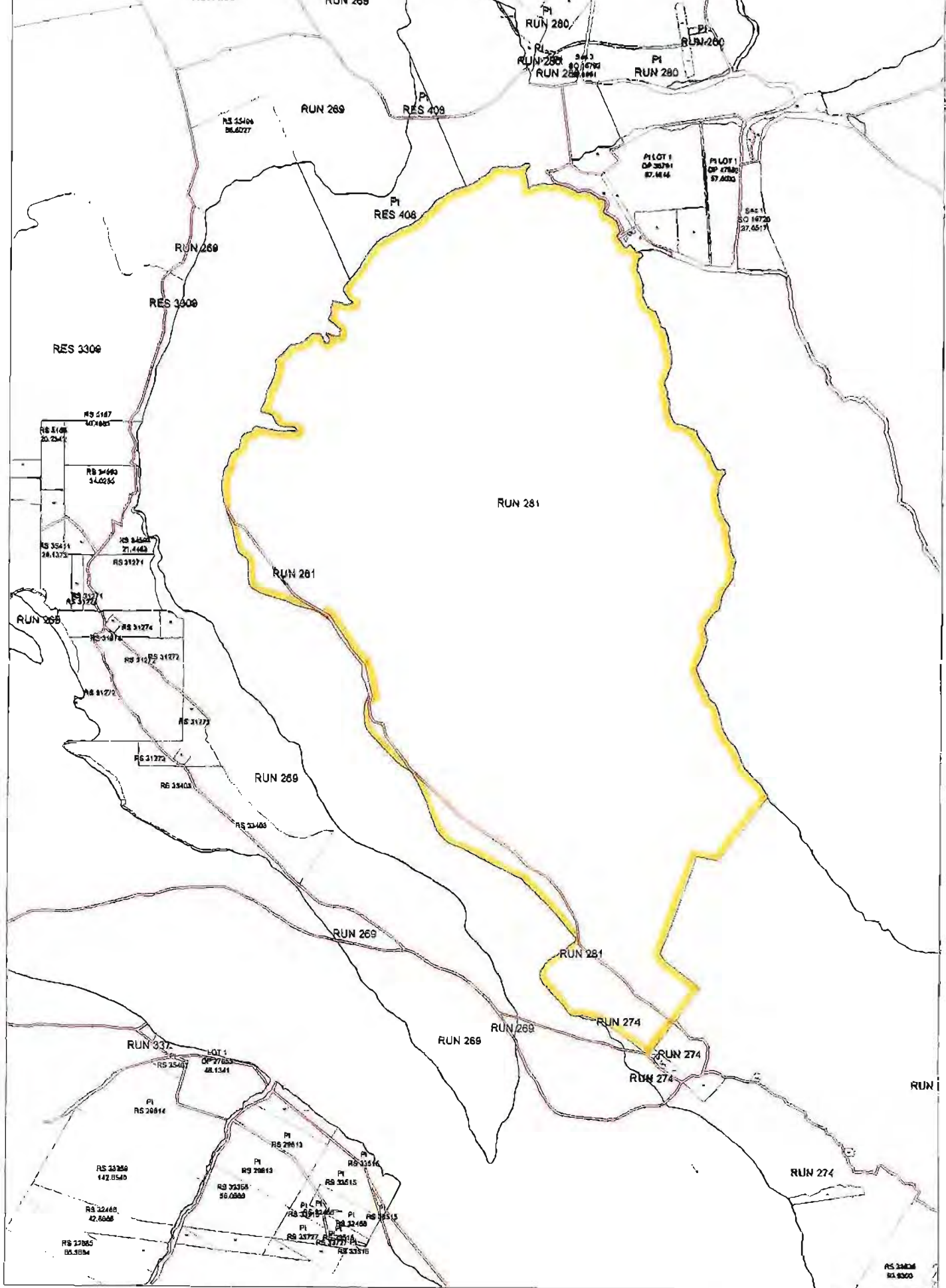
Certification

Pursuant to Section 11(1)(l) of the Survey Act 1986 and acting under delegated authority of the Surveyor-General pursuant to Section 11(2) of that Act, I hereby certify that the land described above is Crown Land under the Land Act 1948 subject to a Pastoral Lease registered as CB529/82

R. Moulton

.....
**Ross Moulton, Chief Surveyor
 Land Information New Zealand.**

19 / 12 / 2001





**COMPUTER INTEREST REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy

R. W. Muir
Registrar-General
of Land

Identifier CB529/82
Land Registration District Canterbury
Date Registered 08 July 1957 02:30 pm

Prior References
CB442/38

Type	Lease under s83 Land Act 1948		
Area	3464.0091 hectares more or less	Term	Thirty three years commencing on the first day of July 1957 and renewed for a term of 33 years commencing 1.7.1990

Legal Description Run 281

Proprietors

Arthur Douglas Robertson as to a 1/2 share
Neil William Robertson as to a 1/2 share

Interests

Subject to Section 58 Land Act 1948

597020 Electricity Agreement pursuant to Section 3 Electricity Act 1948 - 19.3.1963 at 2.30 pm

782157.5 Mortgage of his share Neil William Robertson to Arthur Douglas Robertson - 22.12.1988 at 10.53 am

845456.1 Variation of Lease and renewal for the term of 33 years commencing 1.7.1990 - 21.12.1989 at 11.31 am

960569.2 Mortgage to PGG Trust Limited - 17.10.1991 at 11.27 am

967656.1 Memorandum of Priority making Mortgages 960569.2 and 782157.5 first and second mortgages respectively (affects the share of Neil William Robertson only) - 29.11.1991 at 11.27 am

A343952.2 Transfer creating the following easements - 20.3.1998 at 3.00 pm

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right to store water	Run 281 - herein	U SO Plan 16796	Section 3 Survey Office Plan 16791, Section 2-3 Survey Office Plan 16792, Section 1-3 Survey Office Plan 16796 and Section 2 and Section 1 Survey Office Plan 19685 - CT CB43D/247	
Right to store water	Run 281 - herein	RR SO Plan 16796	Section 3 Survey Office Plan 16791, Section 2-3 Survey Office Plan 16792, Section 1-3 Survey Office Plan 16796 and Section 2 and Section 1 Survey Office Plan 19685 - CT CB43D/247	

Transaction Id

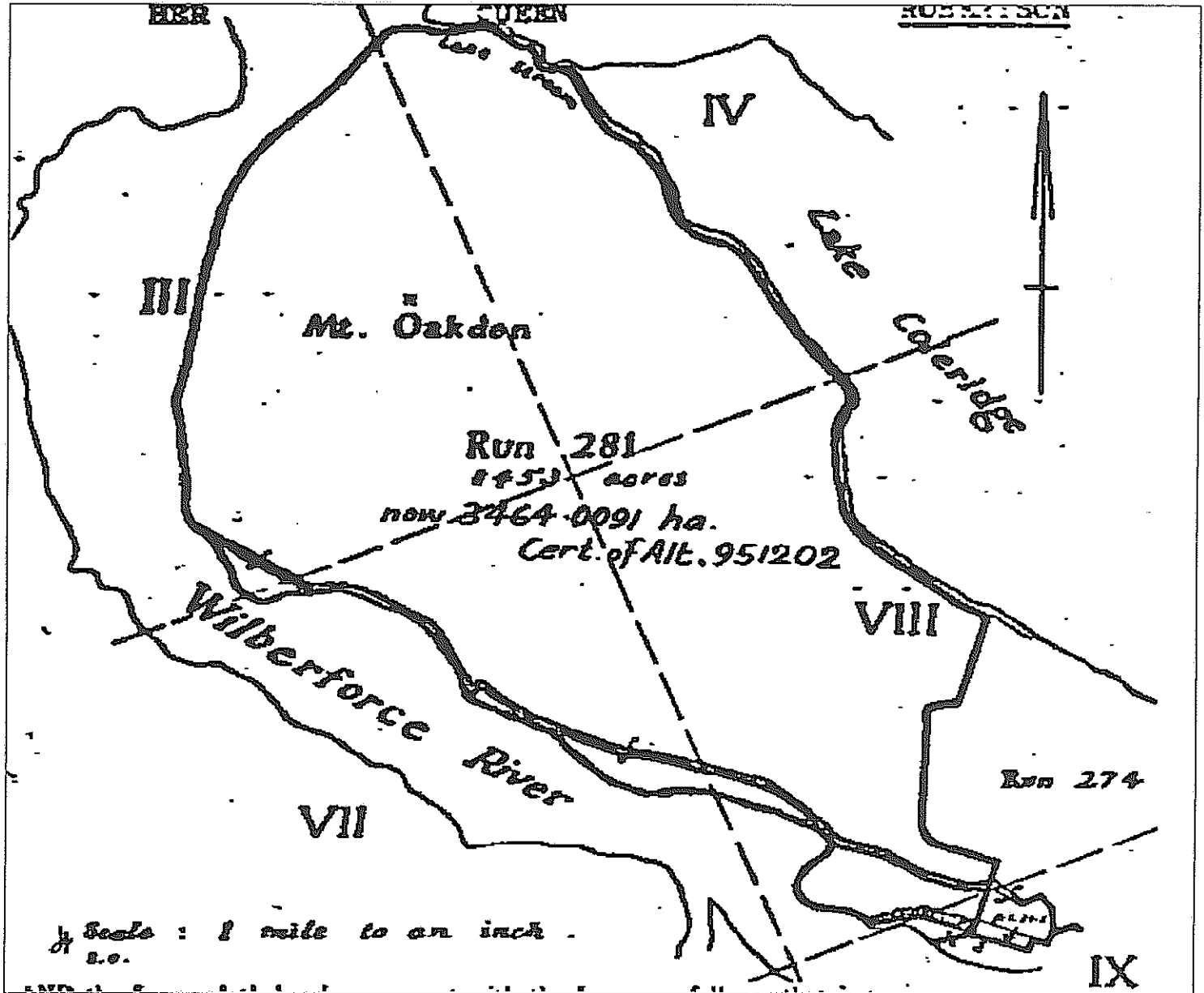
Client Reference 6NLITR.02/156YC MT OAKDEN

Search Copy Dated 30/08/01 11:22 am, Page 1 of 2

Current Certificate of Title Version No. 1

Identifier

CB529/82



Transaction Id
Client Reference

6NLTN 02/156YC MT OAKDON

Search Copy Dated 30/08/01 11:22 am, Page 2 of 2
Current Certificate of Title Version No. 1

RELEASED UNDER THE OFFICIAL INFORMATION ACT

John S Kirk

From: loladmin@linz.govt.nz
Sent: Thursday, 30 August 2001 11:23
To: john.kirk@opus.co.nz
Subject: MT OAKDEN



CDE Search -
Search Copy Report..

The following images are delivered to you:
CDE Search - Search Copy Report for CB529-82

Issued as a General of (or in Exchange for) Lease

NEW ZEALAND

Entered in the Register-book, Vol. 529 fol. 22

(L. and S. H.)

registered in Vol. 1412 fol. 38

CANTERBURY

the 8th day of July

Not Registered under Land Transfer Act.—Registered under Section 83, Land Act, 1948

LAND DISTRICT

19 57, at 2.30 p.m. (clock)

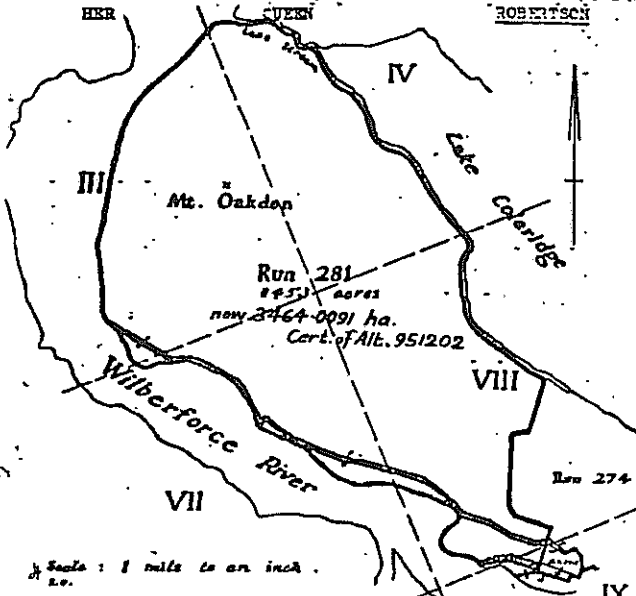
Pastoral Lease of Pastoral Land under the Land Act, 1948

No. P. 72



This Deed, made the First day of March, one thousand nine hundred and fifty-seven

between HER MAJESTY THE QUEEN (who, with his heirs and successors, is hereinafter referred to as "the Lessor"), of the one part, and ARTHUR DOUGLAS (who, with his executors, administrators, and permitted assigns, is hereinafter referred to as "the Lessee"), of the other part, WITNESSETH that, in consideration of the rent hereinafter reserved, and of the covenants, conditions, and agreements herein contained or implied and on the part of the Lessor to be paid, observed, and performed, the Lessee doth hereby demise and lease unto the Lessor All five or parcel of land containing by admeasurement Eight thousand four hundred & fifty-three acres (8453) acres, a little more or less, situated in the Land District of Canterbury, and being Run 281 "Mt. Oakdon" situated in Blocks III, IV, VII, VIII, IX, Oakdon Survey District. Subject, however, to Section 58 of the Land Act 1948.



(hereinafter referred to as "the said land"), as the same is more particularly delineated in the plan drawn hereon and therein coloured red in outline; together with the rights, easements, and appurtenances thereto belonging. TO HOLD the said premises intended to be hereby demised unto the Lessee for the term of thirty-three years, commencing on the first day of July one thousand nine hundred and fifty-seven, together with the period between the date of this lease and the aforesaid first day of July Yielding and paying therefor during the said term unto the Department of Lands and Survey at the Principal Land Office for the said Land District of Canterbury the clear annual rent of Two hundred and twenty pounds (£220. 0. 0) 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 term. And also paying in respect of the improvements specified in the Schedule hereto the sum of (£) together with the period between the date of this lease and the aforesaid first day of July by a deposit of (£) (the receipt of which sum is hereby acknowledged) and thereafter by () half-yearly instalments of () pounds () shillings and () pence (£ : :) on the 1st day of January and () day of July in each year in the same manner as aforesaid.

- AND the Lessee doth hereby covenant with the Lessor as follows, that is to say:-
1. THAT the Lessee will fully and punctually pay the rent hereinafter reserved at the times and in the manner hereinafter named in that behalf; and also will pay and discharge all rates, taxes, assessments, and outgoings whatsoever (that now are or hereafter may be assessed, levied, or payable in respect of the said land or any part or parts thereof during the said term.
 2. THAT the Lessee will within one year after the date of this lease take up his residence on the said land, and thereafter throughout the term of the lease will reside continuously on the said land.
 3. THAT the Lessee will hold and use the said land bona fide for his own use and benefit and will not transfer, assign, sublet, mortgage, charge, or part with possession of the said land or any part thereof without the previous approval of the Land Settlement Board: Provided that such approval will not be necessary in the case of a mortgage to the Crown or to a Department of State.
 4. THAT the Lessee will as all times farm the said land diligently and in a husbandlike manner according to the rules of good husbandry and will not in any way commit waste.
 5. THAT the Lessee will throughout the term of his lease to the satisfaction of the Commissioner of Crown Lands for the Land District of Canterbury (hereinafter referred to as "the Commissioner") cut and trim all live fences and hedges, clear and keep clear the said land of all noxious weeds, and will comply strictly with the provisions of the Noxious Weeds Act, 1925.
 6. THAT the Lessee will keep the said land free from wild animals, rabbits, and other vermin, and generally comply with the provisions of the Rabbit Nuisance Act, 1925.
 7. THAT the Lessee will clean and clear from weeds and keep open all creeks, drains, ditches, and watercourses upon the said land, including any drains or ditches which may be constructed by the Commissioner after the commencement of the term of the lease; and will not at any time without the prior consent of the Commissioner alter the channel of any such creek or watercourse or stop or divert the water flowing therein.
 8. THAT the Lessee will at all times during the said term repair and maintain and keep in good substantial repair, order, and condition all improvements belonging to the Crown (including those specified in the Schedule hereto which are being purchased by the Lessee) now or hereafter erected on the said land, and will not, without the prior written consent of the Commissioner, pull down or remove them or any part of them.
 9. THAT the Lessee will insure all buildings belonging to the Crown (including those specified in the Schedule hereto which are being purchased by the Lessee) now or hereafter erected on the said land to their full insurable value in the name of the Commissioner in some insurance office approved by the Commissioner and will pay all premiums falling due under every such insurance policy and deposit with the Commissioner every such policy and, not later than the forenoon of the day on which any such premium becomes payable, the receipt for that premium.
 10. THAT the Lessee will not throughout the term of the lease without the prior consent of the Commissioner, which consent may be given on such terms and conditions (including the payment of royalty) as the Commissioner thinks fit, fell, sell, or remove any timber, tree, or bush growing, standing, or lying on the said land, and that he will throughout the term of the lease prevent the destruction of any such timber, tree, or bush unless the Commissioner otherwise approves: Provided that the consent of the Commissioner as aforesaid shall not be necessary where any such timber or tree is required for any agricultural, pastoral, household, roadmaking, or building purpose on the said land nor where the timber or tree has been planted by the Lessee.
 11. THAT the Lessee shall not, except for the purpose of complying with any of the provisions of the Noxious Weeds Act, 1925, burn any timber, scrub, fern, or grass on the said land, nor permit any tussock, scrub, fern, or grass on the said land to be burned, unless in either case he shall have obtained the prior consent in writing of the Commissioner, which consent may be given subject to such terms and conditions as the Commissioner may deem necessary.
 12. THAT officers and employees of the Department of Internal Affairs shall at all times have a right of access, egress, and regress over the land comprised in this lease for the purpose of determining whether such land or any adjoining land is infested with deer, wild goats, wild pigs, opossums, or other animals which the said Department is charged with the duty of exterminating or controlling, or for the purpose of destroying any such animals: Provided that such officers and employees in the performance of the said duties shall at all times avoid undue disturbance of the Lessee's stock.

- AND it is hereby agreed and declared by and between the Lessor and the Lessee:-
- (4) THAT the Lessee shall have the exclusive right of pasturage over the said land, but shall have no rights to the soil.
 - (5) THAT the Lessee shall have no right, title, or claim whatsoever to any minerals (within the meaning of the Land Act, 1913) on or under the surface of the soil of the said land, and all such minerals are reserved to His Majesty together with a free right of way over the said land in favour of the Commissioner or of any person authorized by him and of all persons lawfully engaged in the working, extraction, or removal of any mineral on or under the surface of the said land or any adjacent land of the Crown, subject to the payment to the Lessee of compensation for all damage done to improvements on the said land belonging to the Lessee in the working, extraction, or removal of any such minerals: Provided that there shall be no right of way over, or right to work, extract, or remove any mineral from, any part of the said land which is for the time being under crop or used or situated within fifty feet of a yard, garden, orchard, vineyard, nursery, or plantation, or within 100 yards of any building: Provided also that the Lessee may, with the prior consent in writing of the Commissioner, which consent may be given subject to such conditions as the Commissioner thinks fit, use any such minerals for any agricultural, pastoral, household, roadmaking, or building purpose on the said land, but not otherwise.
 - (6) THAT upon the expiration by effluxion of time of the term hereby granted and thereafter at the expiration of each succeeding term to be granted to the Lessee (the outgoing Lessee) shall have a right to obtain, in accordance with the provisions of section 66 (3) of the Land Act, 1948, a new lease of the land hereby leased at a rent to be determined by the Commissioner in writing by the Commissioner for a term of thirty-three years computed from the expiration of the term hereby granted and subject to the same covenants and provisions as this lease, including this present provision for the renewal thereof and all provisions ancillary or in relation thereto.

RELEASED UNDER THE OFFICIAL INFORMATION ACT
Mortgage 397424/1 to The Rural Banking and Finance Corporation - 20.3.1988 at 11.08 a.m.

DISCHARGED 25/3/91
Certificate No. 420404/1 that the within Mortgage No. 382817 is vested in the Rural Banking and Finance Corporation of New Zealand 1/12/1983 at 9.01am

for A.L.R.

No. 967656/1 Memorandum of Priority making mortgages 960569/2 and 782157/5 first and second mortgages respectively (affects the share of Neil William Robertson only) - 29.11.1991 at 11.27am

C. Giamma
A.L.R.

DISCHARGED 21/3/83
Mortgage 425896/1 to The Rural Banking and Finance Corporation - 21.3.1983 at 10.20 a.m.

for A.L.R.

Subject to is a right to store water easement over part herein marked U, RR on Survey Office Plan 16796 appurtenant to Section 3 SO 16791, Sections 2 and 3 SO 16792, Sections 1-3 SO 16796 and Sections 1 and 2 SO Plan 19685 CT 43D/247 created by Transfer A343952.2 20.3.1998 at 3.00

Z. Giamma
for DLR

No. 425896/2 Memorandum of Priority making Mortgages 425896/1 and 397424/1 second and third mortgages respectively - 21.3.1983 at 10.20 a.m.

for A.L.R.

Variation of Mortgage 425896/1 - 31.10.1983 at 10.05 a.m./

for A.L.R.

Variation of Mortgage 425896/1 - 15.8.1985 at 11.01a.m.

DISCHARGED 25/2/88
Mortgage 698715/3 to The Rural Banking and Finance Corporation - 25.8.1988 at 11.06a.m.

for A.L.R.

Transfer 782157/3 of a one-half share to Neil William Robertson of Lake Coleridge, Farmer - 22.12.1988 at 10.53a.m

DISCHARGED 22/12/88
Mortgage 782157/4 to The Guinness Limited - 22.12.1988 at 10.53am

for A.L.R.

Mortgage 782157/5 of his share Neil William Robertson to Arthur Douglas Robertson - 22.12.1988 at 10.53am

for A.L.R.

No. 845456/1 Variation of Lease and renewal for the term of 33 years commencing 1.7.1990 - 21.12.1989 at 11.31am

for A.L.R.

Mortgage 960569/2 to PGG Trust Limited - 17.10.1991 at 11.27am

C. Giamma
A.L.R.