

## **Crown Pastoral Land Tenure Review**

**Lease name : Mt OAKDEN**

**Lease number : PC 072**

### **Due Diligence Report (including Status Report) - Part 3**

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

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

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

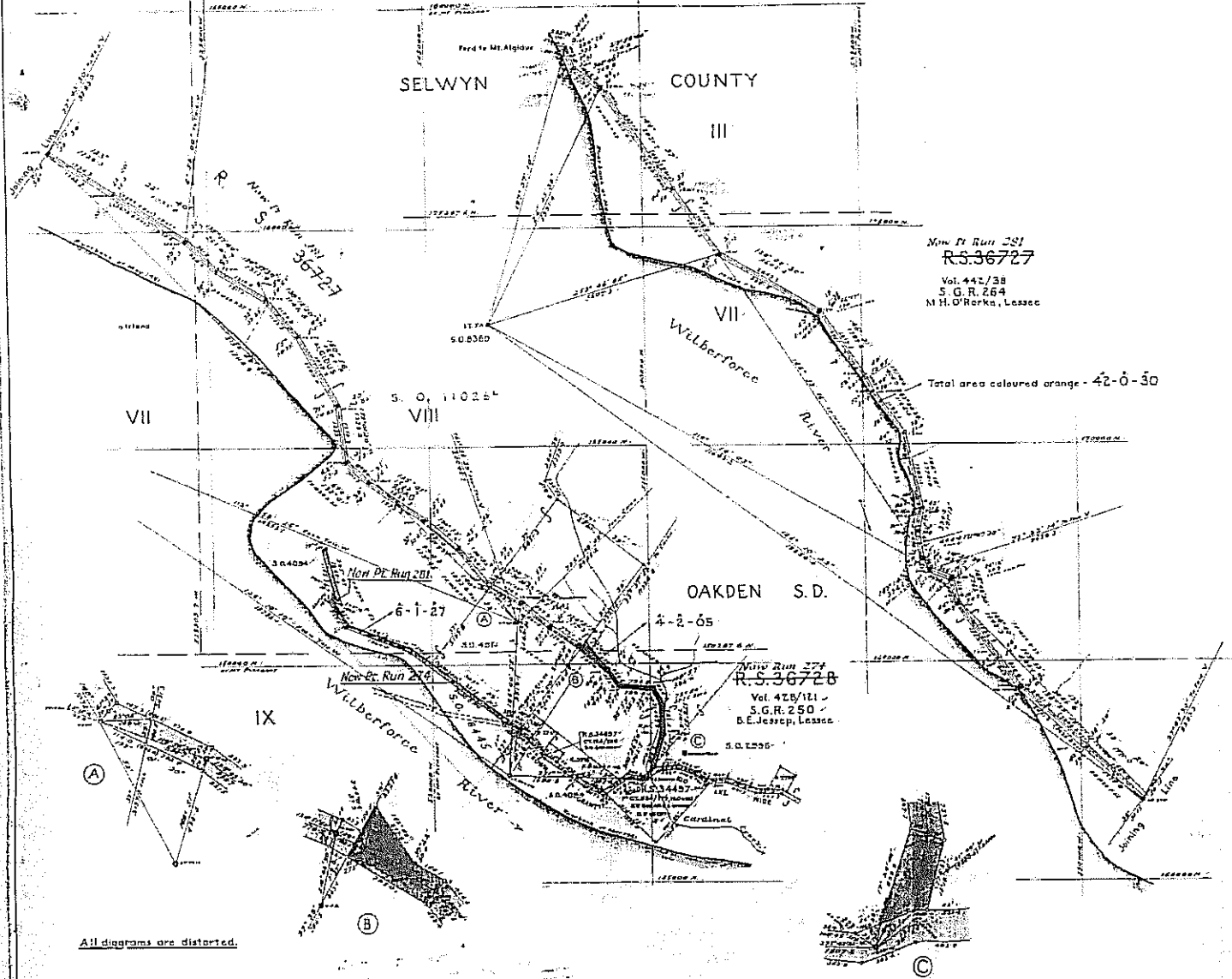
**July 09**

S.O.8381

CANTERBURY LAND DISTRICT

S.O.8381

SELWYN COUNTY



New Pt Run 281  
 R.S.36727  
 Vol. 442/38  
 S.G.R. 264  
 M.H. O'Harka, Lessee

Total area coloured orange - 42-0-30

OAKDEN S.D.

New Pt Run 274  
 R.S.36728  
 Vol. 428/121  
 S.G.R. 250  
 B.E. Joseph, Lessee

All diagrams are distorted.

Plan of  
 Land to be proclaimed Road being Pt R.Ss. 36727 & 36728  
 and Road to be closed through R.S.36727.

Surveyed by J.M. Grant, May 1951.

Scale - 10 chains to an inch.

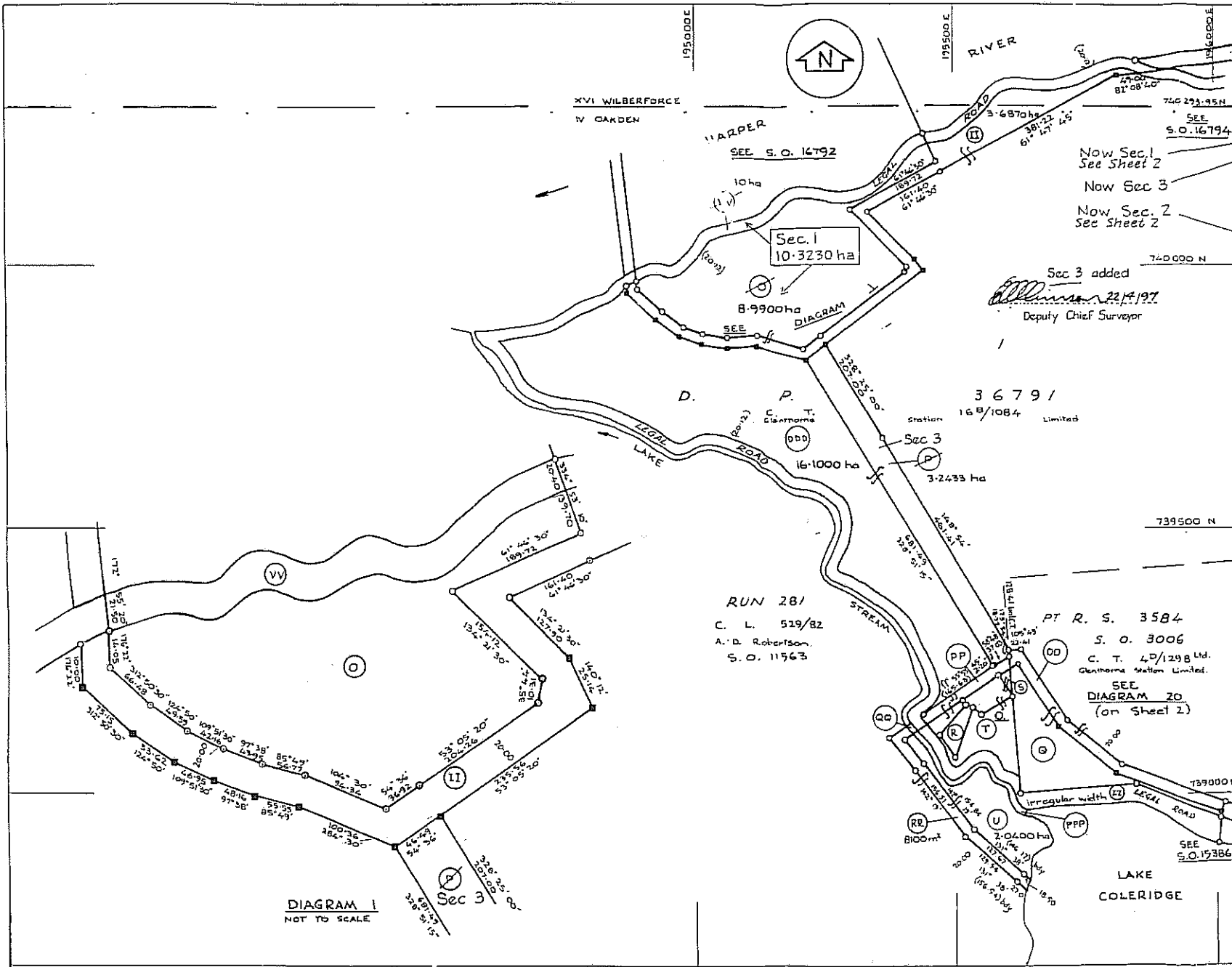
I, John Maxwell Grant of Christchurch, Registered Surveyor and holder of an annual practicing certificate hereby certify that this plan has been made from surveys executed by me, that both plan and survey are correct and have been made in accordance with the regulations under the Surveyors Act 1938.  
 Dated at Christchurch this 21st day of May 1951.

Approved as to survey

Chief Surveyor  
 27/5/1951

8381

S.O.8381



APPROVED AS TO LAYOUT  
 DISTRICT COMMISSIONER OF WORKS  
 26/10/86

SCHEDULE OF AREAS		
LAND FOR POWER GENERATION PURPOSES		
SHOWN	AREA	DESCRIPTION
O	8.9900 ha	Part Lot 1 D.P. 36791 Block IV Oakden Survey District (C.T. 16B/1084)
P	3.2433 ha	Part Lot 1 D.P. 36791 Block IV Oakden Survey District (C.T. 16B/1084)
S	600 m <sup>2</sup>	Part Lot 1 D.P. 36791 Block IV Oakden Survey District (C.T. 16B/1084)
T	1.1700 ha	Part Lot 1 D.P. 36791 Block IV Oakden Survey District (C.T. 16B/1084)
Q	2.4690 ha	Part R.S. 3584 Block IV Oakden Survey District (C.T. 4D/1298)
PPP	3500 m <sup>2</sup>	Part Bed of Lake Stream Block IV Oakden Survey District (Crown Land)
U	2.0400 ha	Part Run 281 Block IV Oakden Survey District (C.L. 529/82)
18.3223 ha		

LAND FOR ROAD		
SHOWN	AREA	DESCRIPTION
II	3.6870 ha	Part Lot 1 D.P. 36791 Block IV Oakden Survey District & Block XVI Wilberforce Survey District (C.T. 16B/1084)
PP	3977 m <sup>2</sup>	Part Lot 1 D.P. 36791 Block IV Oakden Survey District (C.T. 16B/1084)
OO	1.0615 ha	Part R.S. 3584 Block IV Oakden Survey District (C.T. 4D/1298)
RR	8100 m <sup>2</sup>	Part Run 281 Block IV Oakden Survey District (C.L. 529/82)
QQ	200 m <sup>2</sup>	Part Bed of Lake Stream Block IV Oakden Survey District (Crown Land)
5.9762 ha		

SEE SHEET 2 for SCHEDULE OF AREAS CONTINUED.

NOTE: THIS PLAN SUPERCEDES S.O. 15385

Total Area 44.3420 ha  
 Comprised in C.T. 4D/1298 & C.T. 16B/1084  
 ROAD, BED OF LAKE STREAM & C.L. 529/82

I, David Renell, of Southfield, Registered Surveyor and holder of an annual practising certificate hereby certify that this plan has been made from Surveys executed by me or under my direction; that both plan and Survey are correct and have been made in accordance with the regulations under the Surveyors Act 1986

Dated at Christchurch this 10<sup>th</sup> day of January, 1986. Signature *David Renell*

Field Book 2259 - p. 23-50 - Traverse Book 109 - p. 14-25  
 Reference Plans S.O. 3006, 3006, 4265, 11543, 15381, 15387, D.P. 36791  
 Examined by *R. J. Russell* Corrected by *R. J. Russell*

Approved as to Survey  
 8/10/86 *Jawison* Chief Surveyor

Deposited this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_

District Land Registrar

File 11/11  
 Received 22.4.86  
 Instructions

**S016796**

LAND DISTRICT CANTERBURY  
 SURVEY BLK. & DIST. IV OAKDEN XVI WILBERFORCE  
 NZMS 261 SHEET N° K 34

PT. RUN 281, PT. R. S. 3584, PT. LOT 1 D. P. 36791,  
 ROAD & BED OF LAKE STREAM.

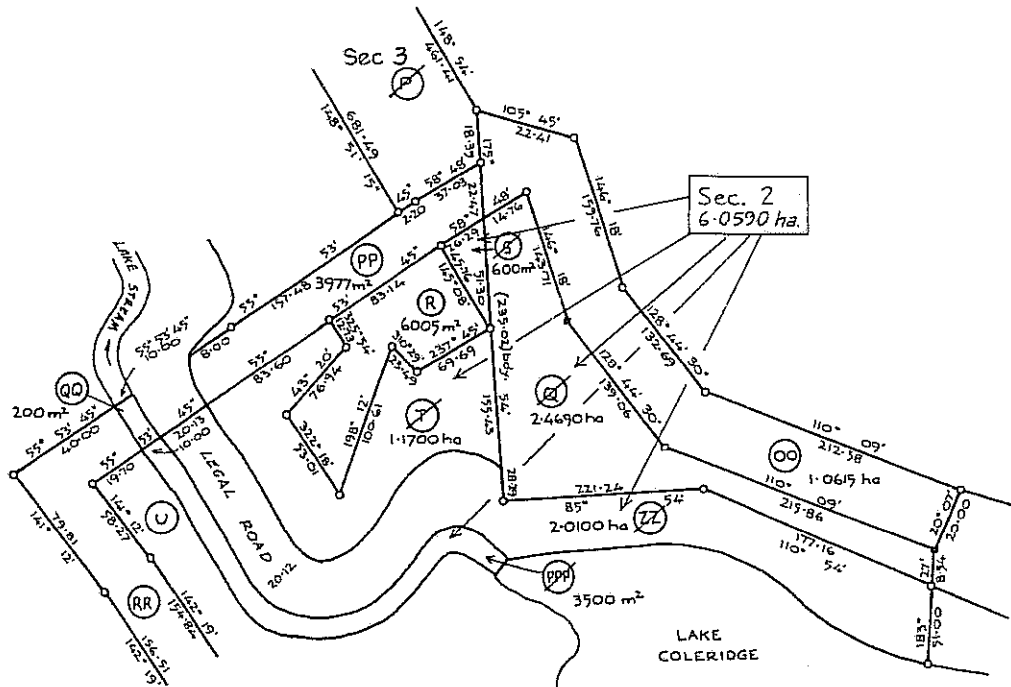
TERRITORIAL AUTHORITY MALVERN COUNTY  
 Surveyed by Ministry of Works & Development  
 Scale 1:5000 Date DEC 1985-MAY 1986

RELEASED UNDER THE OFFICIAL INFORMATION ACT



Parcels O, VV  
 Now Sec. 1 8.9900 ha  
 1.3330 ha  
Total Area 10.3230 ha  
 R. Neullo 27/8/96  
 Chief Surveyor

Parcels Q, S, T, ZZ, PPP  
 Now Sec. 2 2.4690 ha  
 0.0600 ha  
 1.1700 ha  
 2.0100 ha  
 0.3500 ha  
Total Area 6.0590 ha  
 R. Neullo 27/8/96  
 Chief Surveyor



Approvals

SCHEDULE OF AREAS CONTINUED.

SHOWN	ROAD TO BE STOPPED (P.W. Act)	AREA	DESCRIPTION
VV		1.3330 ha	Lot 1 D.P. 36791, Harper Riverbed, Block IV Oakden Survey District.
ZZ		2.0100 ha	Lot 1 D.P. 36791, R.S. 3984 & Bed of Lake Stream & Lake Coleridge, Block IV Oakden Survey District.
		3.3430 ha	

SEVERANCE.

SHOWN	AREA	DESCRIPTION
DDD	16.1000 ha	Part Lot 1 D.P. 36791 Block IV Oakden Survey District (C.T. 16B/1084)
R	6005 m <sup>2</sup>	Part Lot 1 D.P. 36791 Block IV Oakden Survey District (C.T. 16B/1084)
	16.7009 ha	

Total Area

Comprised in

I, David Rowell of Leithfield Registered Surveyor and holder of an annual practicing certificate (or who may act as a registered surveyor pursuant to the proviso to section 23(2) of the Surveyors Act 1985) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972.  
 Dated at Christchurch this 28th day of August 1986. Signature *[Signature]*

Field Book p. Traverse Book p.

Reference Plans Examined *[Signature]* Correct *[Signature]*

Approved as to Survey

8/10/86 *[Signature]* Chief Surveyor

Deposited this day of 19

District Land Registrar

File Received Instructions S016796

LAND DISTRICT CANTERBURY  
 SURVEY BLK. & DIST. IV OAKDEN  
 NZMS 261 SHT. K 34 RECORD MAP No

DIAGRAM 20

TERRITORIAL AUTHORITY MALVERN COUNTY  
 Surveyed by Ministry of Works & Development.  
 Scale Not to scale Date Dec 1985 - May 1986

RELEASED UNDER THE OFFICIAL INFORMATION ACT

MT. OAKDEN

A1 Grazing Notice / Advertisement

Please refer file: CON/50269/09/12767/A-ZNO

# -Check List for Status Investigations

For Run Name Mt Oakdair

- Copy of Lease [parent lease if subdivision] obtained *CB 529/82 (442/38)*
- Knight Frank Ltd file searched
- Legal Description & area *Run 281*  NZMS 260 Ref *K34/K35*
- SO plan identified & obtained *to 1987 - (8381, 4951, 4094, 8445, 11563, 15385, 11026, 16796)*
- Is there an SO plan identifying Marginal Strips *SO 19039*
- Gazette Notices *Adj*  Other relevant documents in LTO - *Elec Act 59702, TE A 343952.2; Variation C845456/1; CA 951202*  
*Gen of Elec (GN 1988 P 3671 and 5048)*
- Unactioned Proclamation Plans. *See attached SO 16796*
- Copy of Survey District / Run Index Card - *See attached*  
*N/A*
- Copy of Legalisation Card
- Copy of CLR entry - *Attached*
- Copy of DOC Allocation Maps searched [and if needed copies of schedules]. *No DOC Allocations. See adj K 34.8 (SO 17120) Electricity Allocation K34-E1*
- Local Authority identified. *Selwyn District Council*  
*CT 442/38 (SGR). Land has always been in Crown ownership.*
- Search historical ownership to establish mineral ownership  
*Always been Crown land since acq from Maori*
- Relevant Maori Land purchase identified  
*Kamp Purchase 1848*
- Is it subject to Ngai Tahu Claims Settlement Act 1998  
*M.D 128 Whakamatahi (L Coleridge) - Schedule 76 NTCS Act 1998*
- Irrigation Scheme maps sighted - *Adjoins L Coleridge (Water Power Dev). Recently given Section 1 SO 19752 (Operating Easement) UCL*
- Mining maps sighted. *N/A*
- LIPS Reference / Contract Number / Project Number noted  
*12767*

MT OAKDEN

PASTORAL RUN INDEX SEARCH

1) Survey Plan Index (to 1987)

Run 281 - SO's 8381, 4951, 4094, 8445, 11563  
15385

2) Pastoral Run Register (to 1987)

Run 281 - Selwyn County - 8453 acs - A.D. Rebetson  
SGR 264 (P 72) - CT 442/38

(formerly Pt RS 36727 and Closed Rd in Proc 356155 (NZ  
Gazette 1952 p 332) and Pt R 408 (92 acs) now revoked.

  
10/9

6 September 2001

Conservator  
Department of Conservation  
Private Bag 4715  
CHRISTCHURCH

ATTENTION: Robert Cant

Dear Sir

#### **PASTORAL LEASE STATUS CHECKS**

I have been requested to undertake a number of Land Status Reports on behalf of Opus International Consultants Limited for the purpose of the Pastoral Lease Tenure Review.

I have a number of leases within your Conservancy (all in the Canterbury Land District) to deal with and am operating under reasonably strict deadlines to complete the process in the following priority order.

- 1) Upper Lake Heron
- 2) Cora Lynn
- 3) Glenhope
- 4) Glenfalloch
- 5) Clent Hills

Attached are cadastral and topo plans of these properties as well as current copies of registered leases.

Can you please identify/ascertain the conservation area status of any land included within the peripheral boundary of each of the respective properties and provide details (including plans if appropriate) of any current concessions and any other known interests. The plans provided with the batches of properties dealt with last year were most helpful and it would be appreciated if they could be provided again.

The most urgent of the above at this stage are (1 and 2) above and to fulfil my deadline of the end of this month I would need to have your response by 14 September with the remaining properties (3-5) by 28 September. I would be most grateful if you were able to accommodate this request.

In addition I have a programme involving the following properties and will progressively be forwarding the supporting plans and titles for your consideration (once again in priority order):

- 6) Island Hills
- 7) Eskhead
- 8) Lake Sumner

There is a deadline for (6 - 8) above for 6 October and therefore your response would be required for those by 22 September. I will get the plans and title copies to you at the earliest possible date so you have as much time as possible.



The requirements for the remaining properties are a little more relaxed but it would still be appreciated if your responses on (9-14) could be available progressively before the end of October in the following priority groupings and for (15-21) by 14 November.

- 9) Mt Hutt
- 10) Snowdale
- 11) Mt Oakden
  
- 12) Grays Hills
- 13) Ben McLeod
- 14) Wairua Downs
  
- 15) Rata Peaks
- 16) Waitangi
- 17) HunterHills
  
- 18) Bauchops Hill
- 19) Airies
- 20) Bush Spurs
- 21) Mt Potts

Thank you. Please advise if there are likely to be any difficulties in meeting these deadlines.

Yours faithfully

  
Don McGregor  
Accredited Supplier

Encls

m:\don\letter to doc.doc

L. & S.-N. 17: Card 2 of 2 : Land District: Canterbury

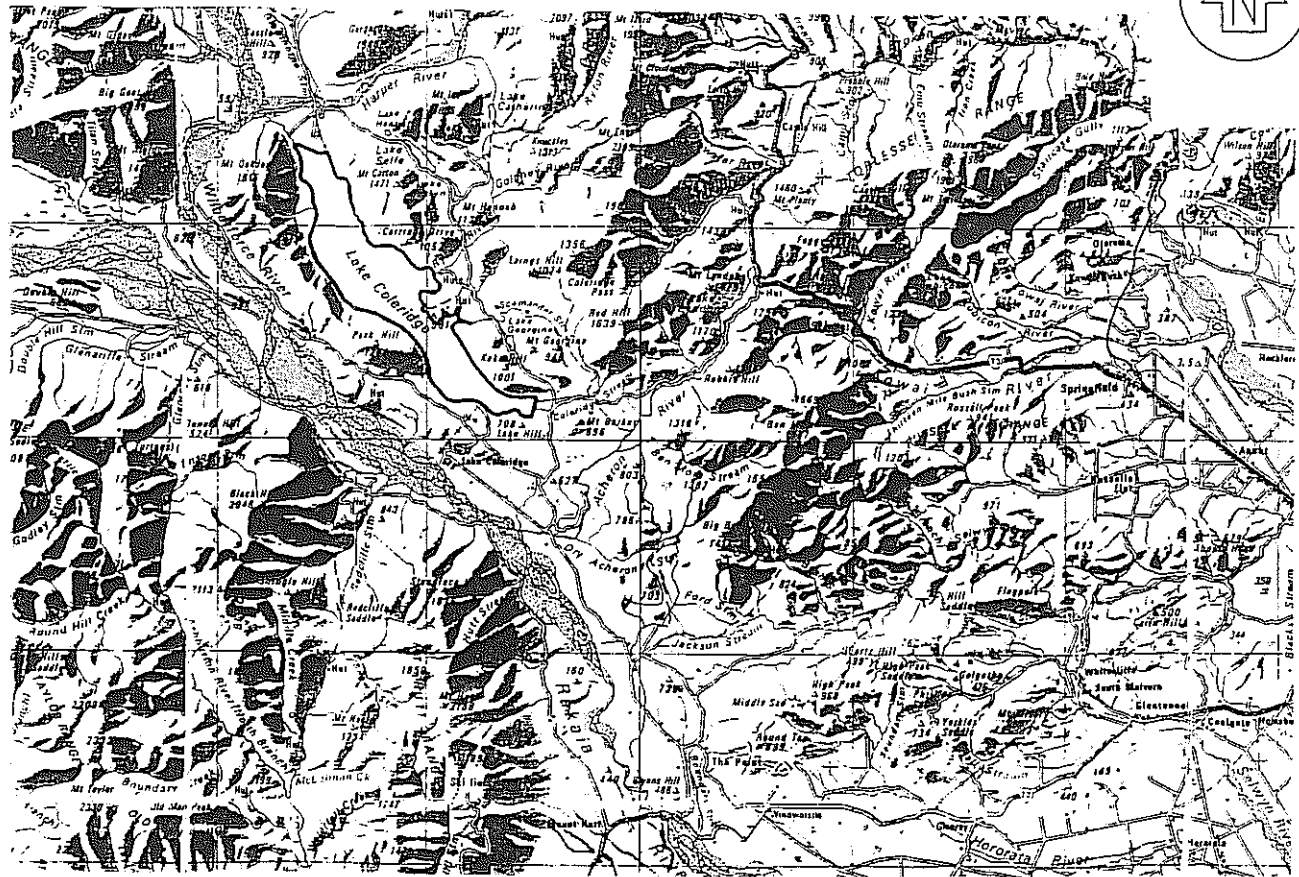
Plan No. 16796

Part Sec. Lot. Rd. Str.	Letter Gazetted	Area		Gazette Reference	Document Number	Description of Action	Remarks
		Ha	m <sup>2</sup>				
Road	VV	1	3330	1988 p 3872	-	Stopped Road	
Road	ZZ	2	0100	1988 p 3872	-	" " "	
Lot 1 D.P. 36791	DDD*	16	1000	1988 p 3871	A95106/1	Taken Under Sec 119(1) P.W. Act 1981 (Severance)	
Lot 1 D.P. 36791	R*		6005	1988 p 3871	"	" " " " " " " "	
Subsequent Action							
Stopped Rd	VV	1	3330	1988 p 5048		Added to Land set apart for Gen of Electricit	
" "	ZZ	2	0100	1988 p 5048		" " " " " " " "	
* Lot 1 D.P. 36791	DDD	16	1000	1993 p 3772		Amending Notice, now omitted from schedule	
"	R		6005	"		" " " "	
Secs 1, 2 & 3		19	6253	1988 p 65		Exempt from Sec 24 Conservation Act 1987	

L. & S.-N. 17: Card 2 of 2 : Land District: Canterbury

Plan No. 16796

Part Sec. Lot. Rd. Str.	Letter of Electr.	Area		Gazette Reference	Document Number	Description of Action	Remarks
		Ha	m <sup>2</sup>				
Road	VV	1	3330	1988 p 3872	-	Stopped Road	
Road	ZZ	2	0100	1988 p 3872	-	" " "	
Lot 1 D.P. 36791	DDD	16	1000	1988 p 3871	A95106/1	Taken Under Sec 119(1) P.W. Act 1981 (Severance)	
Lot 1 D.P. 36791	R		6005	1988 p 3871	" "	" " " " " " " "	
						Subsequent Action	
Stopped Rd	VV	1	3330	1988 p 5048		Added to Land set apart for Gen of Electricit	
" "	ZZ	2	0100	1988 p 5048		" " " " " " " "	" "
* Lot 1 D.P. 36791	DDD	16	1000	1993 p 3772		Amending Notice, now omitted from schedule	
"	R		6005	"		" " " "	"
Secs 1, 2 & 3		19	6253	1998 p 65		Exempt from Sec 24 Conservation Act 1987	



RELEASED UNDER THE OFFICIAL INFORMATION ACT

Scale of Original 1:250000  
 0 5 km 10 km 15 km

Canterbury Land District  
 Territorial Authority : Selwyn District

Terralink NZ Ltd  
 Survey Services  
 Christchurch



## Whakamatau (Lake Coleridge)

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

Approved as to boundaries:  
*[Signature]* 21/11/92  
 for Te Rūnanga o Ngāi Tahu  
*[Signature]* 21/11/92  
 on behalf of the Crown

MD 128

S.O. 17120

NZMS 261

SCHEDULE PURSUANT TO SEC 62

Sheet 1 of 2

Sheet K34

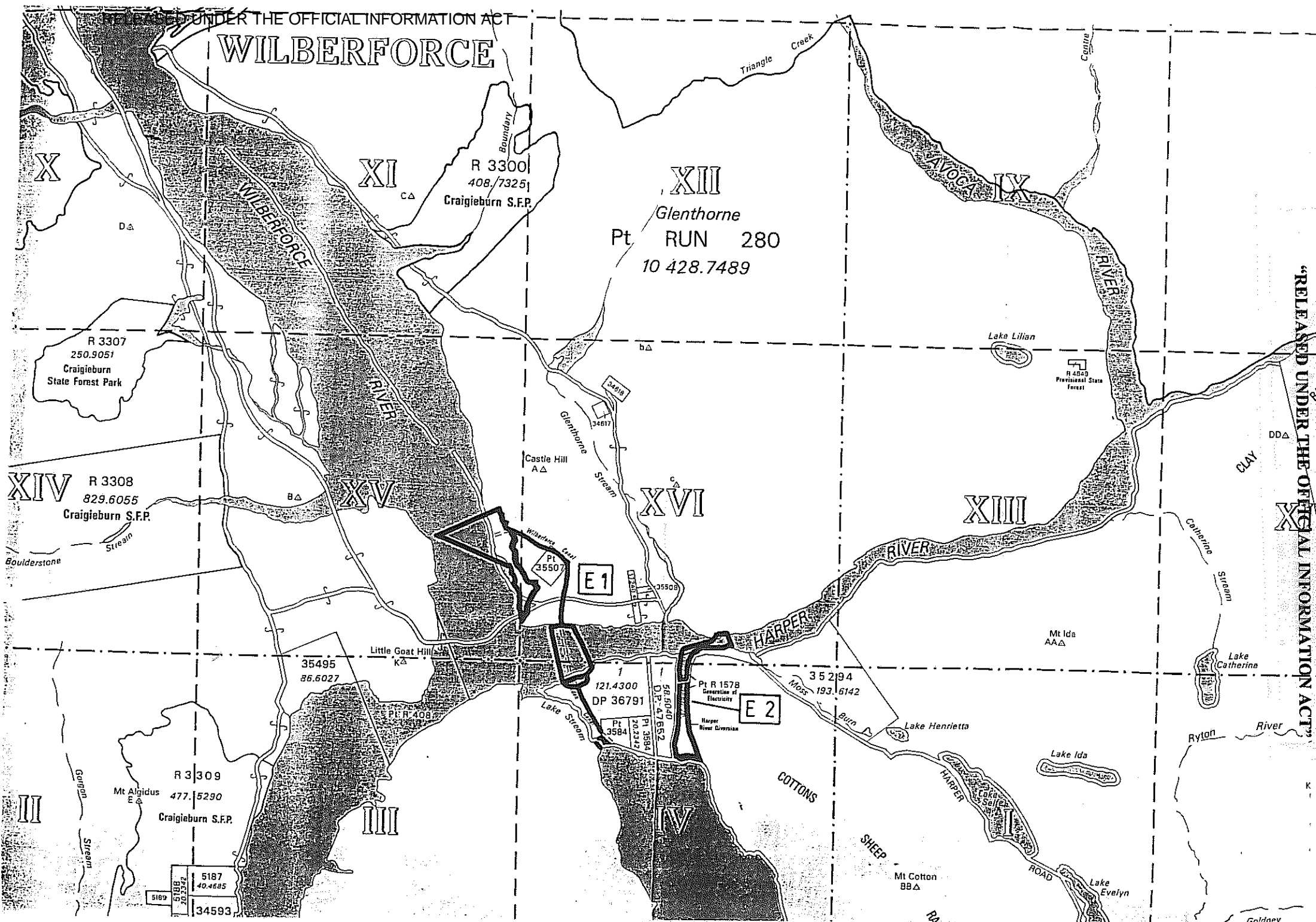
CONSERVATION ACT 1987

No.	DESCRIPTION	AREA	DEEMED OWNER	CATEGORY	AGREEMENT or COVENANT	CASE No
1	See schedule for S.O. 17112 (Number 11)					
2	Pt. R. 403 Blks XIV, XV Bealey S.D.	257.7847 ha.	DOC	8		
3	Crown Land & Pt. Waimakariri Riverbed adjoining S.H. 73 fronting Pt. Run 327 Blk XVI Bealey S.D.	subject to survey	"	8		
4	Pt. R. 394 Blk XIV Bealey S.D.	1.2671 ha	"	8		
5	Pt. R. 394 Blk XIV Bealey S.D.	subject to survey	"	8		
6	Pt. R. 394 Blk XV Bealey S.D.	23.0595 ha	"	8		
7	Pt. R. 3286 Blk XV Bealey S.D.	subject to survey	"	8		
8	Pt. R. 408 Blk III Oakden S.D.; Blk XV Wilberforce S.D.	205.5803 ha	"	8		
9	Crown Land (Lake Ida) Blk I Coleridge S.D.	subject to survey	"	8		
10	See schedule for S.O. 17121 (Number 1)					

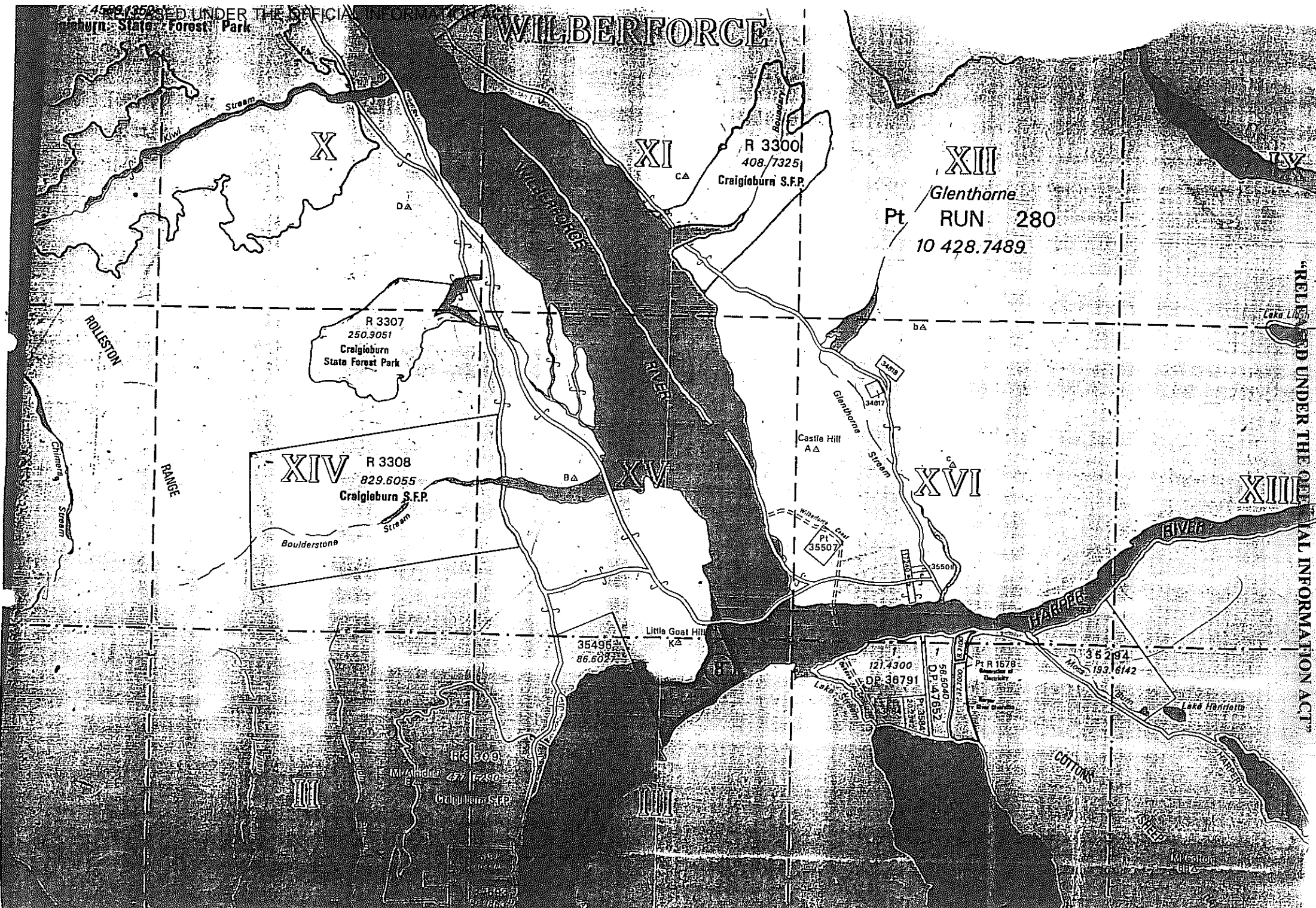
RELEASED UNDER THE OFFICIAL INFORMATION ACT

CATEGORIES		CERTIFIED CORRECT <i>Gawison</i>		CHIEF SURVEYOR <i>28.4.87</i>	
1	NOT USED	4	Crown Land and State Forest land allocation approved by the Special Ministerial Coordinating Committee on 21 January 1987;	7	Crown land and State Forest land allocation approved by the Special Ministerial Coordinating Committee on 11 March 1987.
2	State Forest Land allocation approved by Special Ministerial Coordinating Committee on 16 November 1986;	5	NOT USED	8	Crown land subject to Sections 46A, 47, 48 and 143 Land Act 1948 and Unalienated Crown land not previously accounted for, approved in accordance with the Special Ministerial Coordinating Committee decision of 25 March 1987.
3	Crown land allocation approved by the Special Ministerial Coordinating Committee on 3 December 1986;	6	State Forest land allocations approved by Cabinet following the Blakley report on West Coast Forests.		

# WILBERFORCE



# WILBERFORCE



X

XI  
CA

XII

XIV

R 3300  
408.7325  
Craigieburn S.F.P.

Pt  
Glenthorne  
RUN 280  
10 428.7489

R 3307  
250.9051  
Craigieburn  
State Forest Park

XIV R 3308  
829.6055  
Craigieburn S.F.P.

XV

XVI

XIII

Castle Hill  
A Δ

Wilberforce  
Pt 35507

Little Goat Hill  
K Δ  
35496  
86.6027

127.4300  
DP 36791

Pt R 1678  
56.5040  
DP 47652

36294  
193.6142

R 3309  
477.7490  
Craigieburn S.F.P.

XIII

XII

COTTONS

SUELO

WILBERFORCE

10 FEB 1987

Description: Run 281 "Mt Oakden"  
 Situated in: Block IV Oakden Survey District  
 S.O. Plan: \_\_\_\_\_ Local Authority: Malvern County Council Area: 34.64 .0091 m<sup>2</sup>/ha

DETAILS OF LEASE OR LICENCE								
File	Selector	File	Date of Selection	Years	Term From	R.V. Price	A/Rent Instalment	Det. Exp.
		P72.	13.57	33	1.7.57	3500.00	140.00	3/6/90

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

Valuation Ref: 24200-38 C.L./C.T./Deeds Ref: 529/82

Name of Reserve/Locality: \_\_\_\_\_  
 Description: Run 281 "Mt Oakden"



Land Information Property System (LIPS)

File Edit Property Contact Performance Budget Main E-Mail's Admin Window Help

Property Details - Property 12767-MT OAKDEN

General More Projects Valuation Accounting Liability Risk Disposal Interests Photo Events

Property ID: 12767 Date Entered: 01-02-1997  Current Date Closed: / /

Legal Description: RUN 281 MT OAKDEN' BLK III IV VII Property Type: Crown Pastoral Leases

Region: Christchurch Property Office: Bob Lysaght

Property Name: MT OAKDEN Land District: Canterbury

Property Address: Mt Oakden Prop Contractor: Contractor 50213

CT / Gazette Ref: CT 529/82 Acq Contractor:

Dep Contractor:

UNZ Asset  Other  Managed  Acquisition  Disposal  Other

Notes

Save Print Budget New Project Disposal Details Acquisition Details Close

Mark with a tick if this is a current property

Start GroupWise - Mailbox Land Information Pro... Microsoft Word - Docume... 08:32

The screenshot displays the Land Information Property System (LIPS) software interface. The main window is titled "Property Details - Property 12767-MT OAKDEN". It features a menu bar with options: File, Edit, Property, Contract, Performance, Budget, Maint, E-Maps, Admin, Window, Help. Below the menu bar is a toolbar with various icons for editing and navigation. The main content area contains a table with the following data:

Identifier	Type	Other Party	Commencement Date	Expiry Date	Rental/Fees	
12767/01	Partial	NW ROBERTSON	01/07/1990	30/06/2023	14,050.00	Add Change Delete

At the bottom of the window, there are buttons for "Save", "Print", "Budget", "New Project", "Disposal Details", "Acquisition Details", and "Close". The taskbar at the bottom shows the Start button, GroupWise - Mailbox, Land Information Pro., Microsoft Word - Docume., and a system tray with the date 08/33.

Land Information Property System (LIPS)

File Edit Property Contract Performance Budget Maint E-Mail's Admin Window Help

Interest: 12767 - MT DAKDEN

Interests (Leases, Easements etc)		Crown Forest Licenses	
Identifier	12767/01	Rental	\$4,050.00
Other Party	NW ROBERTSON	Address	Mt Dakden, RD 2
Type / Purpose	Pastoral Lease		Darfield
Term	33 YEARS	Phone	
Commencement Date	01/07/1990	Fax	
Expiry Date	30/06/2023	Is the Interest current: Yes	
Contingent Events		Add a new Event e.g. Fee Review, Interest Renewal	
Conditions		New Event	
Notes	KF File Ref: Pc 072		

Save Close

The unique identification number. If no number is allocated use the property ID number eg 13786/1

Start GroupWise - Mabel... Land Information Pro... Microsoft Word - Docume... 08:33



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



*R. W. Muir*  
Registrar-General  
of Land

**Historical Search Copy**

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

**Prior References**  
CB442/38

<b>Type</b>	Lease under s83 Land Act 1948		
<b>Area</b>	3464.0091 hectares more or less	<b>Term</b>	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

**Original 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	

NEW ZEALAND

Entered in the Register-book, Vol. 329 fol. 22

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

registered in Vol. 142 fol. 38

CANTERBURY

the 8th day of July

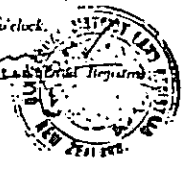
Not Registered under Land Transfer Act.—Registered under Section 83, Land Act, 1948

LAND DISTRICT

By 57, at 2.30 p.m. in the Court of the Registrar-General

Pastoral Lease of Pastoral Land under the Land Act, 1948

No. P. 72



This Deed, made the 1st day of March, one thousand nine hundred and fifty-seven

between HER MAJESTY THE KING (who, with his heirs and assigns, is hereinafter referred to as "the Lessor"), of the one part, and ARTHUR DOUGLAS ROBERTSON (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 Lessee to be paid, observed, and performed, the Lessor doth hereby demise and lease unto the Lessee five acres or parcel of land containing by admeasurement Eight thousand four hundred & fifty-three acres (8453) more or less, a little more or less, situated in the Land District of Canterbury, and being Run 281 "Mt. Oakden" situated in Blocks III, IV, VII, VIII, IX, Cokden 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 referred to 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 (£) by a deposit of (£) (the receipt of which sum is hereby acknowledged) and thereafter by (pounds) half-yearly instalments of (shillings) and (pence) on the 1st day of January and the 1st day of July in each year in the same manner as rent.



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 hereinbefore 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 lease 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 at 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, 1923.
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 tussock, 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 ingress, 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 he 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 right 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, 1912) 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 50 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 pasturage lease 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 in the manner provided by Part VIII of the said Act 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.

529/82

- (4) THAT the Lessee shall have no right of acquiring the fee-simple of the said land.
  - (5) THAT the Lessee may, with the prior consent in writing of the Commissioner given subject to such conditions as the Commissioner may deem necessary, -
    - (a) Cultivate any portion of the said land for the purpose of growing winter food for the stock depastured thereon;
    - (b) Crop such area of the said land as is sufficient for the use of himself and family and his employees;
    - (c) Plough and sow in grass any portion of the said land;
    - (d) Clear any portions of the said land by felling and burning bush or scrub and sow the land so cleared in grass;
    - (e) Pasture any portion of the said land;
- Provided that the Lessee shall, on the termination of the lease, leave the whole of the area that has been ploughed or cultivated properly laid down in good permanent clover and grasses to the satisfaction of the Commissioner.
- (6) THAT the Lessee shall exercise due care in stocking the said land and shall not overstock; and for the purpose of this clause it is hereby mutually declared and agreed between the Land Settlement Board and the Lessee that the number of stock to be depastured on the said land during the winter months shall not, without the prior consent of the Commissioner, exceed sheep on a basis of a roan of one for a dry sheep and of one and a half for breeding ewes.
  - (7) THAT if the Lessee shall leave New Zealand or abandon the said land or if he cannot be found or if he shall neglect or fail to comply with the covenants and conditions herein expressed or implied to the satisfaction of the Land Settlement Board or the Commissioner, as the case may be, or make default for not less than two months in the payment of rent, water levy, or other payments due to the Lessee, then the Land Settlement Board may, subject to the provisions of section 110 of the Land Act, 1914, declare this lease to be forfeit, and that without discharging or releasing the Lessee from liability for rent due or arrears due or for any prior breach of any covenant or condition of the lease.
  - (8) THAT these provisions are intended to take effect as a pastoral lease under the Land Act, 1914, and the provisions of the said Act and of the regulations made thereunder applicable to such lease shall be binding in all respects upon the parties herein in the same manner as if such provisions had been fully set out herein.
- (1) See Below.

INCORPORATED IN THE COMPANIES ACT 1908  
INCORPORATED IN THE COMPANIES ACT 1908

In witness whereof the Commissioner of Crown Lands for the Land District of Canterbury, on behalf of the Lessor, hath hereunto set his hand, and these presents have also been executed by the said Lessee.

Signed by the said Commissioner, on behalf of the Lessor, in the presence of-

Witness: W. H. Douglas  
Occupation: Land Office Clerk  
Address: Christ Church

Signed by the above named as Lessee, in the presence of-

Witness: K. W. W. W.  
Occupation: Clerk  
Address: Land Office, Christ Church

A. D. Robertson  
Assistant Commissioner of Crown Lands

A. D. Robertson  
Lessee

(1) That the lessee shall exercise due care in stocking the said land and shall not overstock and for the purpose of this clause the lessee shall be deemed not to have failed to use due care in stocking or to have overstocked so long as the number of sheep depastured on the said land does not exceed 2805 sheep (being an increase of ten per cent on the carrying capacity on which is based the rent hereinbefore reserved); but the Commissioner may by notice in writing permit the lessee to depasture thereon any greater number of sheep should he deem it expedient or advisable to do so. Any permission so granted shall be subject to revocation or amendment by the Commissioner at any time and in particular in the event of a transfer, and further, any such variation consented to by the Commissioner shall not affect the rent payable hereunder.

161435 Mortgage to (now) State Advances Corporation of New Zealand at 2.30 p.m.

K.11786 Produced the 22nd day of September, 1938 at 9.30 a.m. Order of Adjustment under the Mortgagees and Lessees Rehabilitation Act 1936 affecting mortgage 161435

46723 Mortgage of Arthur Robert Robertson to Maurice Beaton O'Rourke at 2.51 p.m.

Variation of the terms of Mortgage 161435 produced on the day of April 1961 at 2.31 p.m.

Electricity Agreement 594020 pursuant to section 3 of the Electricity Amendment Act 1948 Entered 19.3.1963 at 2.30 p.m.

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952.  
A. Simpson A.L.R.

LAND & DEEDS

Page: 1  
Date: 8 JUL 1967  
Time: 2:30 p.m.  
Page: 1  
Amount: 2.55

Mortgage 882857 to the State Advances Corporation at 2.40 p.m. 28/A/1972  
A.L.R.

Certificate of Alteration 951202 altering the area of the within land to 3464.0091 hectares - 21.3.1974 at 10.45 a.m.  
A.L.R.

No. 262605/1 Compensation Certificate pursuant to Section of the Public Works Amendment Act 1948 - 16.2.1980 at 11.05 am.  
A.L.R.

Variation of Mortgage 882857 - 29.6.1982 at 9.56 a.m.  
A.L.R.

OVER...



Mortgage 397424/1 to The Rural Banking and Finance Corporation - 20.3.1983 at 11.08 a.m.

Certificate No. 420404/1 that the within Mortgage No. 332827 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

A.L.R.

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

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.

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

for DLR

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.

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 10.53am

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

A.L.R.

NEW ZEALAND.

Lease Form B. 4.  
Register Book.

REFERENCE

Volume 280 folio 67

RENEWAL at S.G.R. 138.



Vol. 442 fol. 38

No. 264.

LEASE OF SMALL GRAZING-RUN.

Under the Land Act, 1924.

This Lease, dated the Ninth day of October, 1935, between His Majesty the King (who, with his heirs, and successors, is and are herein referred to as "the lessor"), of the one part, and MAURICE HEATON O'ROCKE

Oakden S.D. Canterbury, Sheepfarmer (who,

with his executors, administrators, and assigns, is hereinafter referred to as "the lessee")

of the other part, witnesseth that, in consideration of the rents, covenants, conditions, and agreements hereinafter reserved, contained, and implied, and on the part of the lessee to be paid, observed, and performed, the lessor doth hereby demise and lease unto the lessee All that area of land containing

by estimation Eight thousand four hundred and fifty (8450)

acres, more or less, and being Rural Section 36727 Blocks III. IV. VII

and VIII Oakden Survey District, in the Land District of Canterbury

in the Dominion of New Zealand, as the said land is delineated on the plan in the Lands and Survey Office at Christchurch

and also on the plan drawn in the margin hereof and bordered together with all rights, easements, and appurtenances to the said land belonging or appertaining: As full the same as a small grazing-run for pastoral purposes unto the lessee for the term of twenty-one years, computed from the first day of March, 1935, subject, however, to the covenants contained and expressed in sections eighty-four and eighty-five of the Property Law Act, 1908, in relation to the payment of rent and the power of distress, and subject also to the several provisions and stipulations set forth in section two hundred and thirty of the Land Act, 1924 (hereinafter called "the said Act"), and to all the provisions of Part V of the said Act relating to small grazing-runs, and to all other the provisions of the said Act relating to or affecting the estate, interest, rights, or liabilities of the lessee in respect of the land and premises hereby demised, or the rights and powers of the lessor, or any person or authority in his behalf, in relation to the said land and premises, and whether arising under the said Act, or these presents, or otherwise howsoever: Hiding and paying therefor

into the lessor, during the continuance of such term, the annual rent of Two hundred and forty five pounds (\$ 245 : 0 : 0).

by equal half-yearly payments in advance, on the first day of March and the first day of September in each year, clear of all rates, taxes, and deductions whatsoever. The first of such payments having to be made on the 1st March 1936

been-made to the Receiver of Land Revenue at Christchurch on behalf of the lessor, the next to become due and be made on the first day of September 1936 next in the manner required by the said Act. And the lessee doth hereby, for his heirs, executors, administrators, and assigns, covenant with the lessor that he, the lessee, shall and will pay the yearly rent of Two hundred and forty five pounds

(\$ 245 : 0 : 0), hereinbefore reserved, at the times and in manner aforesaid, and will, in relation to the premises hereby demised, perform, observe, and keep the several covenants and conditions herein contained or implied, and on the lessee's part to be performed, observed, and kept respectively; and will in all respects abide by and conform to the provisions of the said Act relative to small grazing-runs, and also abide by and conform to all other provisions of the said Act relating to or affecting the estate, interest, rights, or liabilities of the lessee in respect of the land and premises hereby demised.

In witness whereof the Commissioner of Crown Lands for the Land District of Canterbury (in presence of the authority vested in him by the said Act), for and on behalf of the lessor, and the lessee, have hereunto set their hands.

Signed by JAMES FRANCIS GUIDO

the Commissioner of Crown Lands for the Land District of Canterbury, on behalf of the lessor, in the presence of

C. S. Henry, Clerk, Lands Office, Christchurch.

Signed by the said

MAURICE HEATON O'ROCKE

in the presence of

Witness: [Signature]

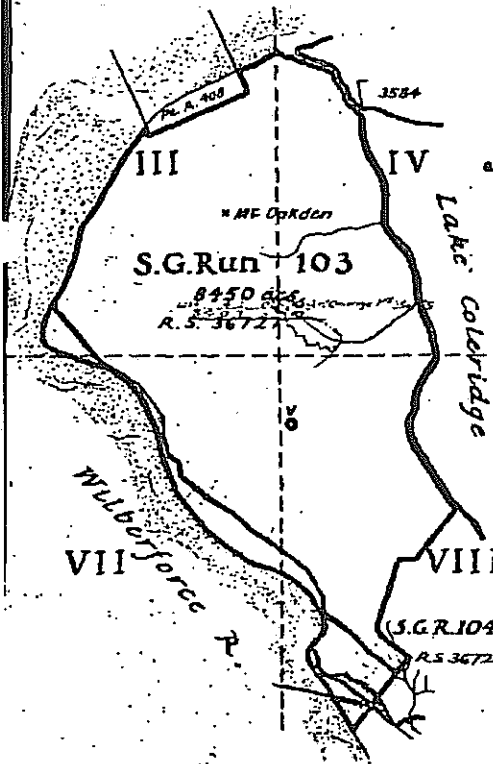
Occupation: [Signature]

Address: [Signature]

Image Quality due to Condition of Original

[Signature] Commissioner of Crown Lands.

[Signature] Lessee



Scale: 1 mile to an inch.

In addition to the payment of rent hereby reserved the Lessee covenants that he will pay to the lessor on demand the sum of £105.18. 8 being arrears outstanding on S.G.R. Lease No. 138 which lease has now expired.

[Handwritten initials]

442/038

442/038

21 33 57



RELEASED UNDER THE OFFICIAL INFORMATION ACT

Mortgage 161435 produced 29<sup>th</sup> February 1928 at 2.30 pm  
Maurice Heaton O'Rourke to the State Government  
Superintendent

*[Signature]*  
No. 264.

Correct for the purposes of the Land Transfer Act.

*[Signature: M. O'Rourke]*

412/038

K 11786 produced the 22 day of September 1938 at 9.30 am

Date 9th October 1935

Order of Adjustment under the Mortgagees and Loans Rehabilitation Act, 1936.

His Majesty the King

Affecting the within Lease and Mortgage 161435

TO MAURICE HEATON O'ROURKE

356155 Proclamation proclaiming as a

road the part coloured orange on diagram (see p. 80) below and closing the part of the road coloured blue below. Entered 17th

LEASE

Rural Section

Of Block No. 36727 Blocks III, IV, VII and VIII Otago Survey District. Land District of Canterbury.

416722 Transfer: Maurice Heaton O'Rourke to Arthur Douglas Robertson of Mt. Barker Lake, Coleridge

Under the Land Act, 1924.

Deed produced 28 April 1935 at 1.50 pm

Twenty-one years from 1st March, 1936.

416723 Mortgage: Arthur Douglas Robertson to Maurice Heaton O'Rourke produced 28 April 1935

Entered at 10 o'clock on the 3 day

at 2.51 pm

1935

448623 Change of a pollard whereby the description of the within is changed to Run 281. Produced this day of January 1935 at 11.15 am. Land Registrar



*[Signature]*  
Asst District Land Registrar  
CANTERBURY.

C/O 461651 Run 281 not included.  
Run 281 (9.00)  
3 original lines 22/9/22 names - 9/1/37  
for Run 281.

*[Handwritten notes and signatures]*



597020

*Electricity Agreement*  
Particulars entered in Register-book  
Vol. 529 folio 82

the 19th day March 1963 at 2.30



LAND & DEEDS
<i>Electric Agreement</i>
<i>Adrian E.P. Bl</i>
19 MAR 1963
Time: 2.30
Fee: 5/-
Inst No. 1468

*M*

MALVERN ELECTRIC POWER BOARD

Description of Land.

Name.

8453 acres of Crown Leasehold known as Mount Oakden in the Oakden Survey District, Selwyn County, fully described in Certificate of Title Volume 529 Folio 82 of the Canterbury Land Registry.

ROBERTSON,  
Arthur Douglas.

I, the undersigned, apply for and agree (on behalf of myself and other the owner or owners or occupier or occupiers of the premises herein described) to take a supply of electrical energy in accordance with the Schedule of Charges issued by the Malvern Electric Power Board for a period of twenty years from the date upon which the supply is made available for my above mentioned residential premises situated at Mount Oakden and I further agree on behalf of myself and others aforesaid to pay for such power as I hereby contract to take at the rates set forth in the said Schedule, the minimum yearly charge to be one hundred and forty-six pounds (£146) and I further agree on behalf of myself and others aforesaid to be bound by the Board's Conditions and By-laws and I hereby charge my interest in the above land with the payment of all moneys due by virtue of this agreement and I further undertake to inform any prospective subsequent occupier or owner of the above mentioned premises of the existence of this agreement.

DATED this 8th day of March, 1962.

Signature... A. D. Robertson....

Occupation... Farmer.....

Postal Address... Mt. Oakden,....

.. P. B. ChCh.....

Signed for and on behalf of  
The Malvern Electric Power Board

B. J. Harris  
Secretary

Certified true copy

*B. J. Harris*  
Engineer-Secretary,  
Malvern Electric Power Board  
Dated... 14th March, ... 1963