



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **GS6B/670**

Land Registration District **Gisborne**

Date Issued 13 May 1998

Prior References

GS5B/1086 GS5C/1150

Estate Fee Simple
Area 95.7900 hectares more or less
Legal Description Lot 1 Deposited Plan 9120
Registered Owners
Eastland Generation Limited

Interests

Appurtenant hereto is a right of way created by Deed of Easement PR6C/22 (affects part)

Appurtenant hereto is a right of way and rights to take and convey water created by Transfer 188145.1 (affects part)

Subject to a right of way over part marked A and to a right to take and convey water over part marked C on SO 7944 created by Transfer 188145.1

Subject to Section 3 Petroleum Act 1937 (affects part)

Subject to Section 8 Atomic Energy Act 1945 (affects part)

Subject to Section 3 Geothermal Energy Act 1953 (affects part)

Subject to Sections 6 and 8 Mining Act 1971 (affects part)

Subject to Section 5 and 261 Coal Mines Act 1979 (affects part)

Subject to Section 27B State-Owned Enterprises Act 1986 (which provides for the resumption of land on the recommendation of the Waitangi Tribunal and which does not provide for third parties, such as the owner of the land, to be heard in relation to the making of any such recommendation) (affects part)

Subject to Section 11 Crown Minerals Act 1991 (affects part)

Subject to Part IV A Conservation Act 1987 (affects part)

187644.3 Conservation Covenant pursuant to Section 77 Reserves Act 1977 - 5.5.1992 at 10.50 am (affects part)

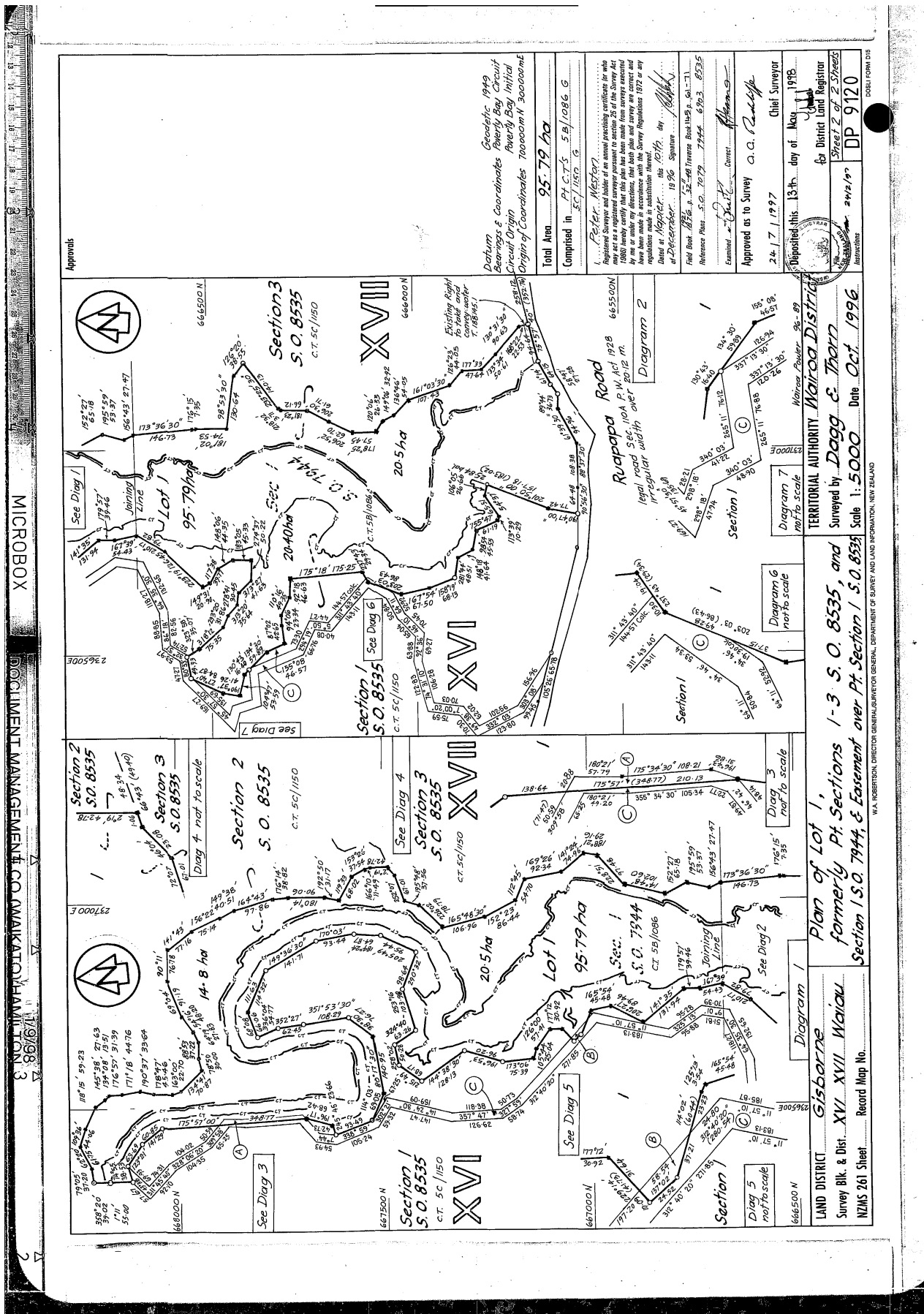
Appurtenant hereto is a right of way created by Transfer 220313.5 - 13.5.1998

The easements created by Transfer 220313.5 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way over parts marked A and B on DP 9120 created by Transfer 220313.6 - 13.5.1998

The easements created by Transfer 220313.6 are subject to Section 243 (a) Resource Management Act 1991

DPSLI FORM 015





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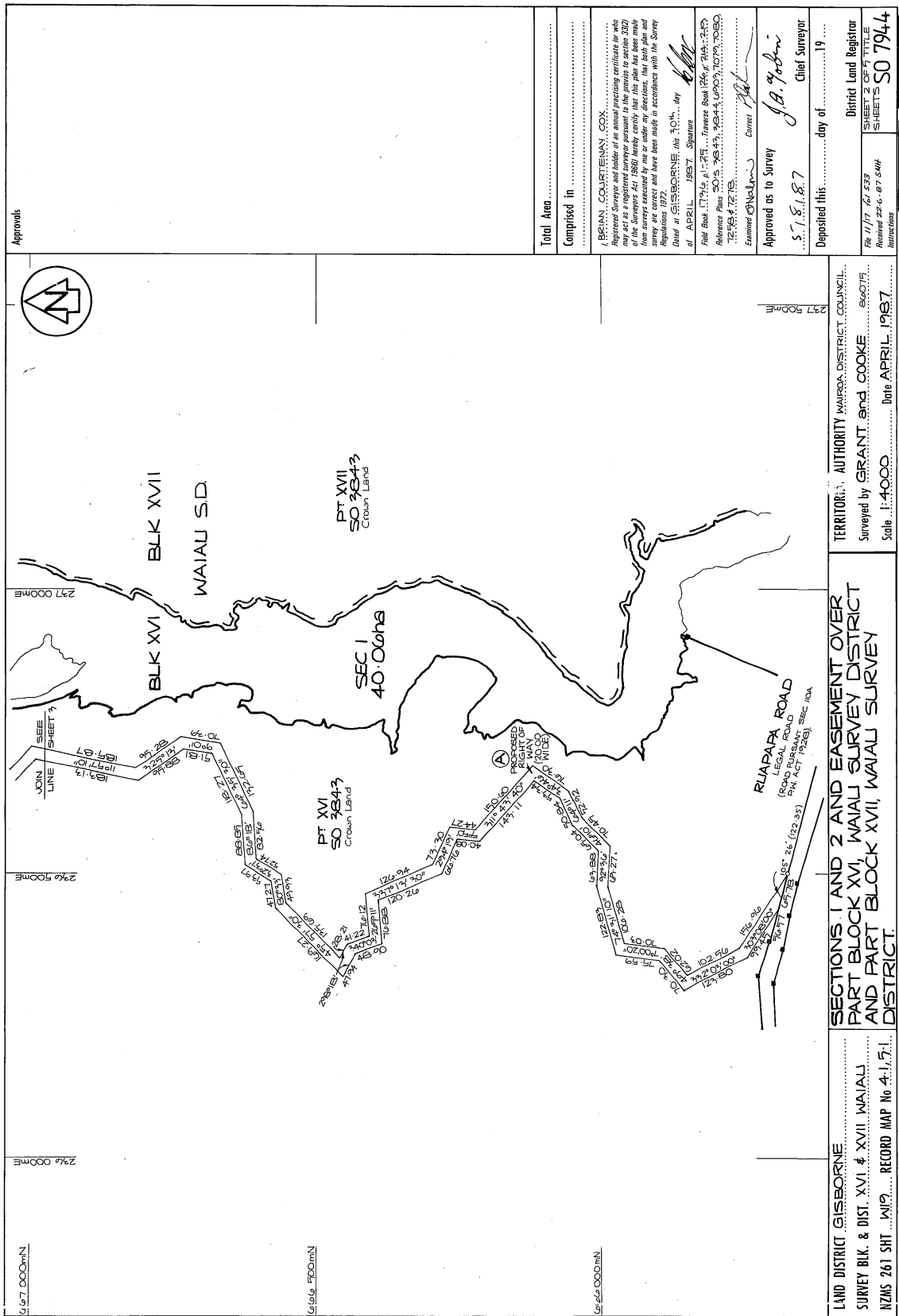
GS5B/1086

Estate Fee Simple
Area 3.1780 hectares more or less
Legal Description Section 2 Survey Office Plan 7944
Registered Owners
Eastland Generation Limited

Interests

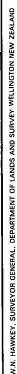
Appurtenant hereto is a right of way and rights to take and convey water created by Transfer 188145.1
Subject to Section 3 Petroleum Act 1937
Subject to Section 8 Atomic Energy Act 1945
Subject to Section 3 Geothermal Energy Act 1953
Subject to Sections 6 and 8 Mining Act 1971
Subject to Section 5 and 261 Coal Mines Act 1979

J. N. HAWKEY, SURVEYOR GENERAL, DEPARTMENT OF LANDS AND SURVEY, WELLINGTON, NEW ZEALAND



LAND DISTRICT GISBORNE		TERRITORY: AUTHORITY MAIRIA DISTRICT COUNCIL	
SURVEY BLK. & DIST. XVI & XVII WAIU		Surveyed by GRANT and COOKE	
NZMS 261 SHT ... WIT? ... RECORD MAP No 4-1-1		Scale 1:4000 Date APRIL 1987	
Approved as to Survey 5.7.8.7 Chief Surveyor		Deposited this ... day of ... 19... District Land Registrar SHEET 2 OF 5 TITLE SHEETS SO 7944 Received 25.6.87 544	









**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
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R.W. Muir
Registrar-General
of Land

Identifier **GS6B/672**

Land Registration District **Gisborne**

Date Issued 13 May 1998

Prior References

GS5C/1150

Estate	Fee Simple
Area	2044.6500 hectares more or less
Legal Description	Lot 1-3 Deposited Plan 9337 and Section 4-5 Survey Office Plan 8535

Registered Owners

Landcorp Farming Limited

Interests

Subject to a right of way over part marked A (affecting Lot 1 DP 9337) and over parts marked B, E, F and H (affecting Section 5 SO 8535) and a right to convey water over part marked C (affecting Lot 3 DP 9337) and a right to convey water over parts marked D, E, G, H and I on SO 7944 (affecting Section 5 SO 8535) created by Transfer 188145.1

Subject to Section 27B State-Owned Enterprises Act 1986 (which provides for the resumption of land on the recommendation of the Waitangi Tribunal and which does not provide for third parties, such as the owner of the land, to be heard in relation to the making of any such recommendation)

Subject to Part IV A Conservation Act 1987

Subject to Section 11 Crown Minerals Act 1991

Subject to a right of way over part marked A on SO 8535 created by Application 187644.1 - 5.5.1992 at 10.50 am (affects Section 5 SO 8535 herein)

187644.2 Conservation Covenant pursuant to Section 77 Reserves Act 1977 over Lot 3 DP 9337 marked Y and Z SO 8535 by Minister of Conservation - 5.5.1992 at 10.50 am

187644.3 Conservation Covenant pursuant to Section 77 Reserves Act 1977 over Lot 2 DP 9337 herein by Minister of Conservation - 5.5.1992 at 10.50 am

Appurtenant hereto is a right of way created by Transfer PR6C/22 (affecting Lots 2 and 3 DP 9337)

Subject to a right of way over part marked C on DP 9120 (affecting Lot 1 DP 9337) created by Transfer 220313.5 - 13.5.1998

The easements created by Transfer 220313.5 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right of way created by Transfer 220313.6 - 13.5.1998 (affecting Lot 1 DP 9337)

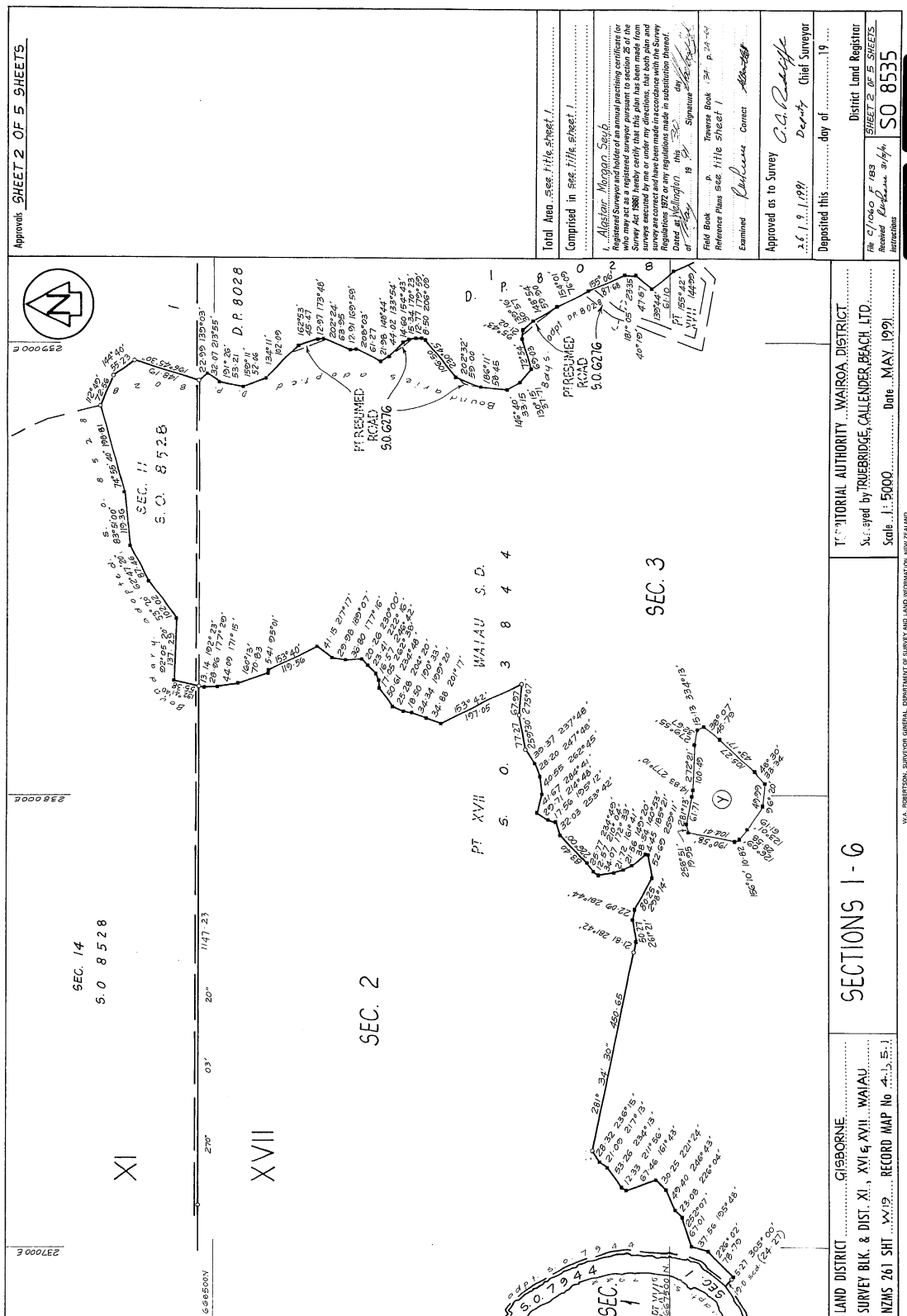
The easements created by Transfer 220313.6 are subject to Section 243 (a) Resource Management Act 1991

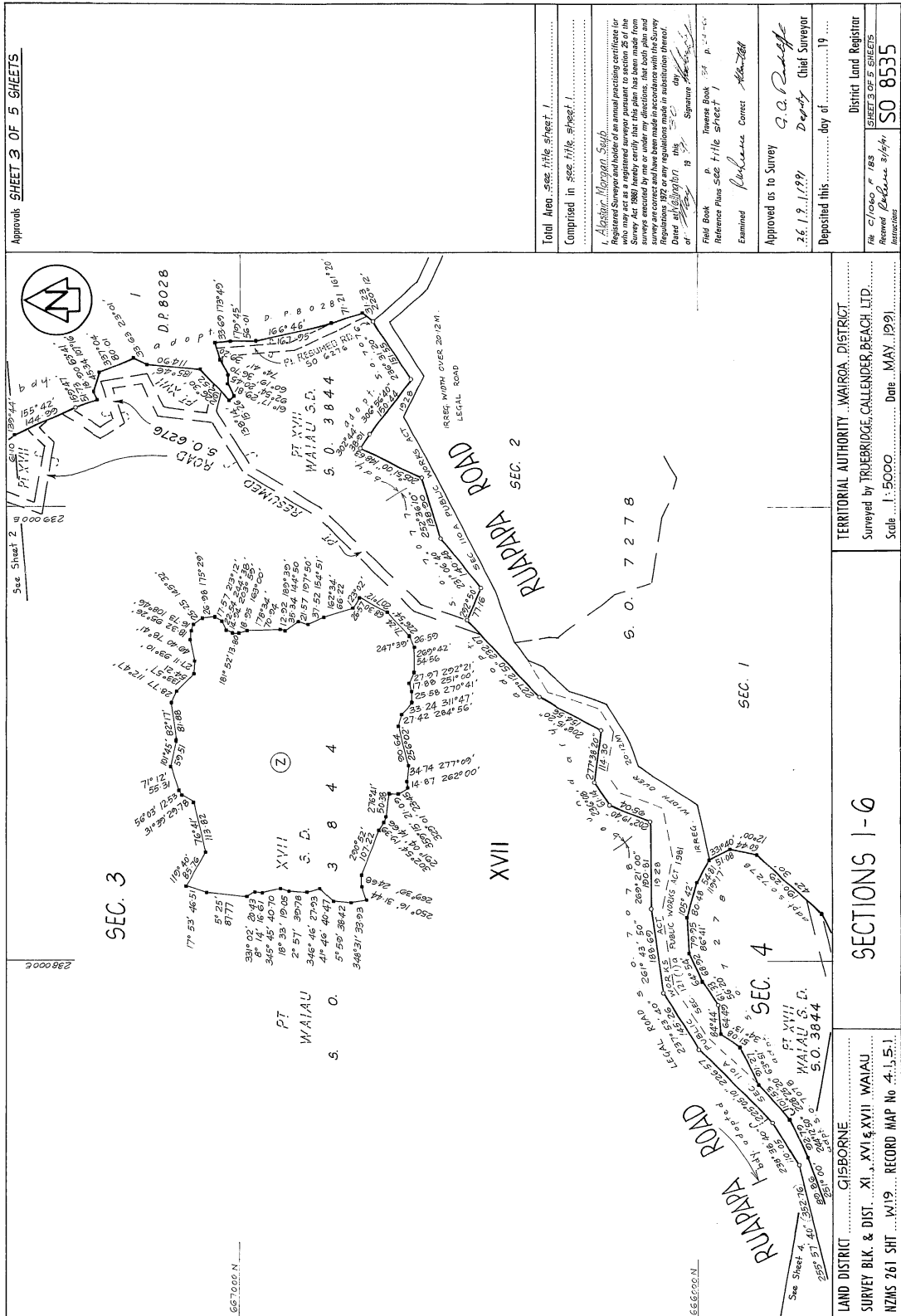
7084052.1 Open Space Covenant affecting part Lot 1 DP 9337 pursuant to Section 22 Queen Elizabeth The Second National Trust Act 1977 - 25.10.2006 at 9:00 am

7709568.1 Open Space Covenant affecting part Lot 1 DP 9337 pursuant to Section 22 Queen Elizabeth The Second National Trust Act 1977 - 12.2.2008 at 9:00 am.

8450062.14 Notice pursuant to Section 195(2) Climate Change Response Act 2002 - 24.3.2010 at 9:00 am (affects Lot 1
DP 9337)

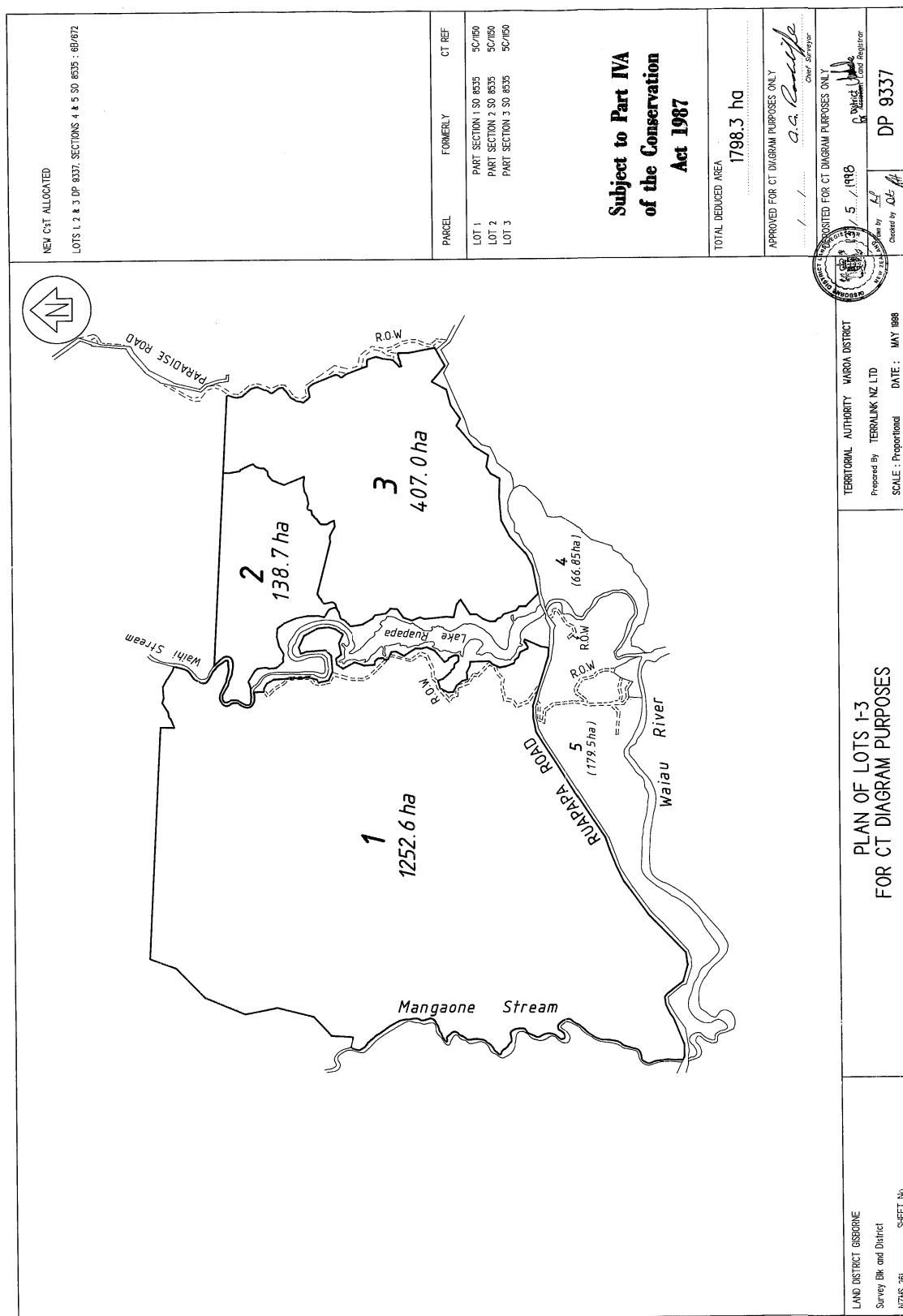
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**MEMORANDUM OF TRANSFER
GISBORNE LAND REGISTRY**

188145.1 TE

PRELIMINARY STATEMENTS

1. **LANDCORP FARMING LIMITED** a duly Incorporated Company having its Registered Office at Wellington (hereinafter referred to as "the Grantor") is registered proprietor of an estate in fee simple in 2100.3500 hectares being Sections 1, 2, 3, 4 and 5 S.O.8535 situate in Blocks XI, XVI and XVII Waiau Survey District comprised in Certificate of Title 5C/1150 (hereinafter called the "Grantor's land").
2. **THE WAIROA ELECTRIC POWER BOARD** a Body Corporate under The Electric Power Boards Act 1925 (hereinafter referred to as "the Grantee") is registered proprietor of an estate in fee simple in 43.2380 hectares being Sections 1 and 2 S.O.7944 comprised in Certificate of Title 5B/1086 hereinafter referred to as "the Grantee's land").
3. The Crown as former Owner of the Grantor's land agreed with the Grantee to transfer and grant unto the Grantee Easements for rights of way and rights to convey water as appurtenant to the Grantee's land and Crown has subsequently transferred the Grantor's land unto the Grantor conditional upon the Grantor granting unto the Grantee such Easements.

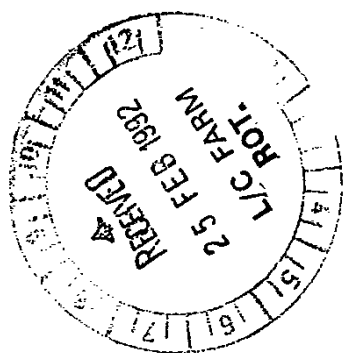
TRANSFER CREATING RIGHT OF WAY EASEMENT

Now therefore in pursuance of the premises the Grantor transfers and grants to the Grantee as Easements appurtenant forever to the Grantee's land:

4. A right of way over those parts of the Grantor's land marked A, B, E, F and H on S.O.7944.
5. The right to take and convey water from that part of the Grantor's land marked 'C' on S.O.7944 and the right to convey water over those parts of the Grantor's land marked D, E, G, H and I on S.O.7944.

TERMS AND CONDITIONS RELATING TO THE EASEMENT

6. The Grantee shall not be required or empowered to fence the boundaries of the right of way.
7. The Grantee shall be responsible for all maintenance costs with respect to the right of way and rights to take and convey water.
8. The Grantor may fence across the right of way but in so doing shall erect within such fence a farm gate which will permit the passage of vehicles along the said right of way.
9. The Grantee shall ensure that all farm gates that have been erected to permit passage along the said right of way are closed and latched after each passage of a vehicle belonging to the Grantee or under the direction and control of the Grantee.
10. The Grantee shall be entitled to deviate from the defined right of way to the extent that may be necessary from time to time a reason of topographical features making it impracticable to adhere to the defined line of the right of way.

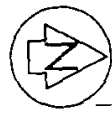


27° 00' 00" E
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27° 00' 00" E



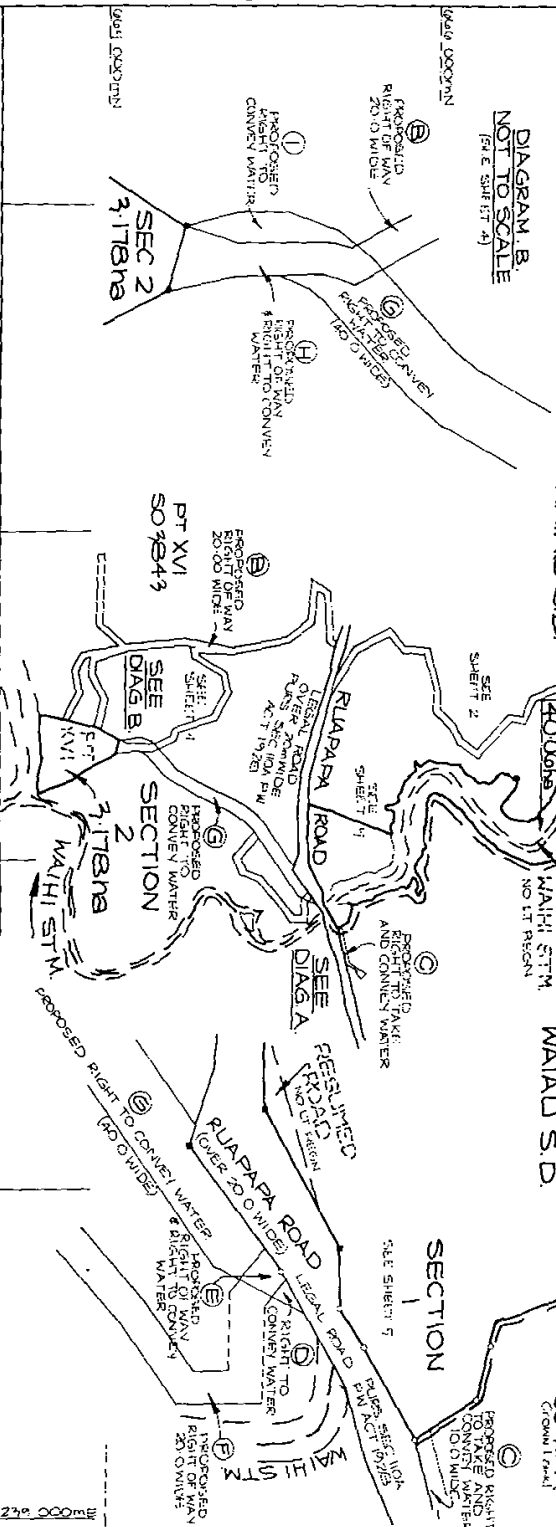
Approval

SCHEDULE OF EASEMENTS			
PLURROD	SERVIENT TENEMENT	SHOWN	DOMINANT TENEMENT
RIGHT OF WAY	BLOCK XVI MAIAU S.D.	A	SECTION 1 AND 2
WAY	BLOCK XVI MAIAU S.D.	B	SECTION 1 AND 2
RIGHT TO TAKE AND CONVEY WATER	BLOCK XVI MAIAU S.D.	C	SECTION 1 AND 2
RIGHT TO CONVEY WATER	BLOCK XVI MAIAU S.D.	(B/C)	SECTION 1 AND 2
RIGHT OF WAY	BLOCK XVI MAIAU S.D.	E, F, H	SECTION 1 AND 2

NOTE: THE LAKE BOUNDARIES ON THIS PLAN HAVE BEEN FIXED TO CLASS C STANDARDS BY PHOTOGRAMMETRIC PHOTOGRAPHY AND AERIAL PHOTOGRAPHY AND 1977 (N.Z. AERIAL PHOTOGRAPHY) DATE OF PHOTOGRAPHY IS 26/11/77 SECTION 2 HAS NO FRONTAGE TO A LEGAL ROAD

DIAGRAM B
NOT TO SCALE
(SEE SHEET 4)

DIAGRAM A
NOT TO SCALE



LAND DISTRICT GISBORNE
SURVEY BLK. 8 DIST. XVI & XVII MAIAU
NZMS 261 SH. W19 RECORD MAP No 4-1, 5-1

SECTIONS 1 AND 2 AND EASEMENT OVER
PART BLOCK XVI, MAIAU SURVEY DISTRICT
AND PART BLOCK XVII, MAIAU SURVEY DISTRICT

TERRITORIAL AUTHORITY WAIRARAPA DISTRICT COUNCIL
Surveyed by GRANT and COOKE
Scale 1:10,000 Date APRIL 1987

Total Area 43.238 ha

Comprised in Crown Land T.81237(7m)

(LAWSON, COOK, TERNAN, COX)

Registered Survey and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to the provisions of section 33(2) of the Survey Act 1968) 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 Survey Regulations 1977.
Dated at GISBORNE, this 10th day of APRIL 1987
Signature
Chief Surveyor

Approved as to Survey
5.1.8.187
J.R. Yoder
Chief Surveyor

Deposited this day of 19.....
District Land Registrar
SHEET 1 OF 5
SHEETS
SO 7944

CERTIFICATE ON NON-REVOCATION OF POWER OF ATTORNEY

I, ALASTAIR CHARLES TODD

HEREBY CERTIFY-

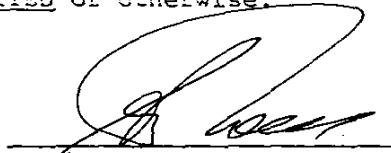
1. THAT by Deed dated the 27th day of April 1989 copies of which are deposited in the Land Registry Offices at -

(cc)
AUCKLAND (North Auckland Registry) and there numbered C013129
BLENHEIM (Marlborough Registry) and there numbered 147225.1
CHRISTCHURCH (Canterbury Registry) and there numbered 808972/1
DUNEDIN (Otago Registry) and there numbered 732243/1
GISBORNE (Poverty Bay Registry) and there numbered 175103.1
HAMILTON (South Auckland Registry) and there numbered H885822
HOKITIKA (Westland Registry) and there numbered 082731
INVERCARGILL (Southland Registry) and there numbered 164752.1
NAPIER (Hawkes Bay Registry) and there numbered 513661.1
NELSON (Nelson Registry) and there numbered 289293.1
NEW PLYMOUTH (Taranaki Registry) and there numbered 361828.1
WELLINGTON (Wellington Registry) and there numbered B012725.1

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

2. THAT at the date hereof I was a Regional Manager of LAND CORPORATION LIMITED at Wellington.
3. THAT at the date hereof I have not received any notice or information of the revocation of that appointment by the winding up or dissolution of the said LANDCORP FARMING LIMITED or otherwise.

SIGNED at Rotterdam)
this 25th day of February)
1992



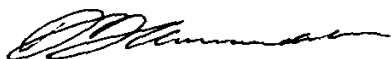
11. The Grantor shall not without the prior approval of the Grantee in writing first obtained:
- i. Place any building or lay down any concrete yard over those parts of the Grantor's land over which the Easements have been granted (hereinafter referred to as "the Easement land").
 - ii. Permit any third party to have access to the Easement land.
 - iii. Lay or construct any additional services within the Easement land.
 - iv. All work authorised to be carried out pursuant to the Easements shall be carried out by the Grantee as expeditiously as possible and the Grantee shall do as little damage to the Easement land as is reasonably possible consistent with the rights and privileges conferred by this Instrument on the Grantee.
 - v. Except as varied herein the rights and powers contained in the Seventh Schedule of the Land Transfer Act 1954 shall apply.

DATED this 25th day of February 1992.

SIGNED by LANDCORP FARMING
LIMITED by its Attorney

ALASTAIR CHARLES TODD

in the presence of:



Deputy Regional Manager
Landcorp Farming, Rotana

THE COMMON SEAL OF THE WAIROA)
ELECTRIC POWER BOARD was hereunto)
affixed in the presence of:



CHAIRMAN.

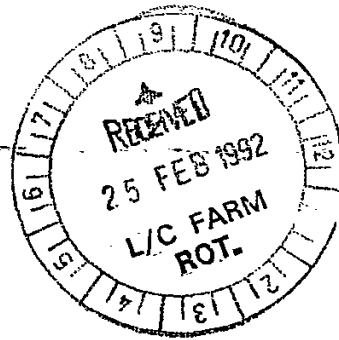


MANAGER FINANCE/ SECRETARY.

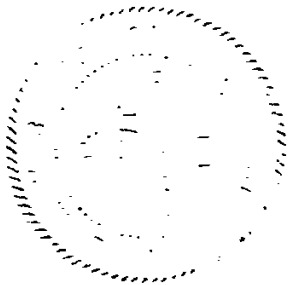
P-AG17

Correct for the purposes of the
Land Transfer Act 1952

P. S. G. L. M.
.....
Solicitor for the Transferor



11.28 12 JUN 92 G 188145
PARTICULARS ENTERED IN REGISTER
LAND REGISTRY GISBORNE
ASST. LAND REGISTRAR
SB/1086, SC/1150



187644-1 APN

Number: GS 0060

District Land Registrar
GISBORNE

CERTIFICATE UNDER SECTION 26(1) OF THE STATE-OWNED ENTERPRISES ACT 1986 relating to an Application lodged herewith for the issue of a Certificate of Title in the name of Landcorp Farming Limited.

Area: 2100.35 hectares

Description:

Sections 1, 2, 3, 4 and 5, SO 8535, situated in Blocks XI, XVI and XVII, Waiau Survey District.

Trusts, reservations, or restrictions affecting the land, and other matters:

Subject to Section 3 of the Petroleum Act 1937, Section 8 of the Atomic Energy Act 1945, Section 3 of the Geothermal Energy Act 1953, Sections 6 and 8 of the Mining Act 1971, Sections 5 and 261 of the Coal Mines Act 1979, and Part IVA of the Conservation Act 1987.

Subject to the reservation to Her Majesty the Queen and her successors and assigns of rights of way over parts of the above-described land described as the land subject to the easement in the Schedule annexed hereto with the rights and powers and in and upon the terms and conditions set out in the Schedule annexed hereto and to the intent that such easement shall be forever appurtenant to the land described as the dominant tenement in the said Schedule.

I HEREBY CERTIFY that the above particulars are correct, and the District Land Registrar is hereby authorised to issue accordingly a Certificate of Title under the Land Transfer Act 1952 instead of a Crown Grant.

C. C. Radcliffe
Dep-*fy* Chief Surveyor
27 / 9 / 1991


(Note for the purpose of Sections 27A and 27B of the State-Owned Enterprises Act 1986, no certificate under Section 8E of the Treaty of Waitangi Act 1975 has been lodged with me pursuant to that Section in relation to the above-described land).

SCHEDULE

1 LAND SUBJECT TO THE EASEMENT

The Part Section 5, SO Plan 8535 marked "A" on SO Plan 8535.

2 DOMINANT TENEMENT

Section 6, SO Plan 8535 containing 6.965 hectares comprised in Part T.81237 

3 RIGHTS AND POWERS

The full free uninterrupted and unrestricted right liberty and privilege for Her Majesty the Queen (by and through the Minister of Conservation) her servants agents workmen licensees invitees and the public from time to time and at all times by day and by night (except where the right of way or any part thereof is closed as provided below) to go pass and repass on foot or by motor vehicle over and along the land subject to the easement.

4 TERMS AND CONDITIONS

- a The right of way or any part thereof may be closed from time to time by agreement between the owner of the land subject to the easement and the Minister of Conservation.
- b Unless properly authorised by the Minister of Conservation after consultation with the owner of the land subject to the easement, no person shall carry any firearm on or within 100 metres of the right of way or take or have in their charge for hunting purposes any dog on the right of way.
- c No person shall:
 - i Light any fire on the right of way.
 - ii Unless permitted by the owner of the land subject to the easement, take or have in their charge on the right of way any dog for which an authority in terms of clause "b" above has not been given.
 - iii Enter or remain on the right of way or any part of the right of way that is for the time being closed by agreement between the parties.
 - iv Discharge or shoot any firearm across or on or within 100 metres of the right of way.
 - v Wilfully damage or remove any crop, pasture, tree or plant (other than a plant that is a noxious plant in the district or area within which the right of way is situated) growing on or adjacent to the right of way.
 - vi Lay any poison or set any snare or trap on or adjacent to the right of way.



- vii Wilfully damage or interfere with any pole, marker, indicator, stile, fence, gate, bridge, shelter, notice or other amenity on or adjacent to the right of way or entrance to the right of way.
 - viii Wilfully damage the right of way or any of the adjoining lands or any structure or any plant situated thereon.
 - ix Wilfully interfere with or disturb or damage any livestock being pastured on or adjacent to the right of way.
 - x Wilfully endanger, disturb or annoy any user of the right of way.
- d The cost of any maintenance shall be borne by each party according to user. An annual maintenance programme shall in the month of February each year be determined and agreed to by the owner of the land subject to the easement and the Minister of Conservation, the programme to cover the ensuing financial year having regard to the projected usage of each such party.
- e Subject to the preceding clauses neither party shall do anything that prevents or interferes with the free passage over and along the right of way or interferes with the normal farming activities.
- f Notwithstanding the provisions of clause "d", if any repair or maintenance is rendered necessary by the act, neglect or default of either the owner of the land subject to the easement or the Minister of Conservation or their servants, agents, workmen, licensees or invitees (excluding the public at large) then such party shall promptly carry out such repair and maintenance and bear the cost of the work.
- 5 If either the owner of the land subject to the easement or the Minister of Conservation neglects or refuses to carry out or pay for works required in respect of the right of way and reasonable agreement cannot be reached between them on the issue then the party willing to proceed may serve notice on the other party requiring that party to join in or pay for the work and if after the expiry of twenty-one days from the delivery of the notice the party in default refuses to join in or pay for the work then the party willing to proceed may carry out and pay for the work and the party in default shall be liable to pay its share of the cost of the work and the same may be recoverable by action at law as a liquidated debt.
- 6 That should either the owner of the land subject to the easement or the Minister of Conservation desire to upgrade the right of way for the convenience of its servants agents and lawful visitors then it shall first obtain the approval in writing from the other party and then proceed to carry out such works and future maintenance of those works at its own cost.
- 7 Any dispute or difference which may arise as to the liability of either the owner of the land subject to the easement or the Minister of Conservation or the construction or interpretation of the grants herein shall be determined by arbitration in accordance with the provisions of the Arbitration Act 1908 or any Act passed in substitution or amendment and this clause shall be deemed to be a submission within the meaning of the Act.

District Land Registrar

Gisborne**APPLICATION FOR THE ISSUE OF CERTIFICATE OF TITLE PURSUANT TO SECTION 25(2) OF THE STATE-OWNED ENTERPRISES ACT 1986**

I, Alan Aorangi Radcliffe (Deputy) Chief Surveyor of the Gisborne Land District, being duly authorised to make this application by an authorisation dated 31 August 1988 given by the Minister of State Owned Enterprises, which said authorisation has not to my knowledge been revoked at the date hereof

HEREBY APPLY pursuant to Section 25(2) of the State-Owned Enterprises Act 1986 for the issue of a certificate of title for ~~each of the~~ parcels of the land described in the Schedule below in the name of

Landcorp Farming Limited, a duly incorporated company having its registered office at Wellington and being a State enterprise under the said Act.

ON THE GROUNDS that the said land has vested in Landcorp Farming

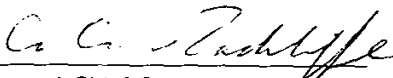
Limited, pursuant to Section 24(1) of the said Act on 22 August 1991 consequent upon a Deed of Agreement dated 30 June 1988 and an Order in Council made for the purpose of that section (and published in the New Zealand Gazette on 25 July 1991) a copy of which is ~~(annexed hereto)~~ (filed under Document No GN 184666.1).

FOR THE PURPOSES OF section 25(4) of the State-Owned Enterprises Act 1986 I hereby certify that the description of the land as set out in the Schedule below is correct.

SCHEDULE

AREA	DESCRIPTION
2100.35 hectares	Being Sections 1, 2, 3, 4 and 5, SO 8535, situated in Blocks XI, XVI and XVII, Waiau Survey District. Subject to the reservation of a Right of Way over the part marked A on SO Plan 8535 appurtenant to Section 6, SO 8535.

Dated this 27th day of September 1991


(Deputy) Chief Surveyor

RE-ALLOCATED

SC/1150

10.50 05.MAY92 G 187644.1

PARTICULARS ENTERED IN REGISTER

LAND REGISTRY GISBORNE

ASST. LAND REGISTRAR

CN 184666.1



FROM

187644.1

185272.2

185272.2

PARTICULARS ENTERED IN REGISTER

LAND REGISTRY GISBORNE

ASST. LAND REGISTRAR

CN 184666.1



1150

CT	SC/ 317
Sections 1, 2, 3, 4 and 5	
Section/Lot	SO/BR 8535
Situating in Blocks XI, XVI & XVII	
Waiau	Survey District
Area:	2100.35 ha