

Crown Pastoral Land Tenure Review

**Lease name : BEAUMONT STATION
- SOUTHLAND**

Lease number : PS 091

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.

April 09

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

BEAUMONT PASTORAL LEASE

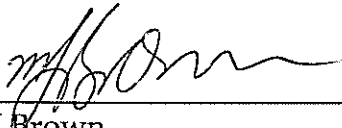
File Ref: CON/50269/09/12665/A-ZNO Report No: DN0173 Report Date: 8/07/2002
Office of Agent: Dunedin LINZ Case No: TR03/44 Date sent to LINZ: 12/07/2002

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;
 - The 2001 rental review valuation of this lease is presently with the Land Valuation Tribunal.
 - Allocation No 16 on Department of Conservation Allocation Map D44 appears to have been made in error. An attempt to correct this has been made in the Schedule to DoC Allocation Map D44, however this error has passed into the survey record.
 - The lease document notes the area of the lease as 3300.0000 hectares. This does not reflect the most recent plan of definition, that is SO 11908, which records the area of the lease as 3348.0000 hectares. The area on the lease is the area on SO 10390.
 - Condition (i) of CL 206/6 [the original pastoral lease] makes the lease subject to a right of way over the part coloured yellow on the plan annexed to the lease [subject property not named]. This condition was not brought forwards onto the current lease resulting from the 1981 subdivision of CL206/6, however section 93 of the Land Act 1948 preserves this right.

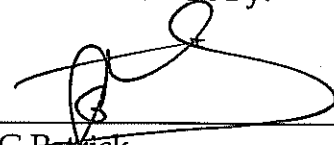
*Not TR
Matter*

Signed by Opus:



M Brown
Property Consultant

Peer Reviewed By:



G Patrick
Property Consultant

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



Name: GRANT KASPER WEBLEY

Date of decision: 16 / 7 / 02

1. Details of lease:

Lease Name: Beaumont
Location: At the end of Beaumont Road, 6 kilometres north of Ohai, and 80 kilometres north of Invercargill.
Lessee: S W Minty
Tenure: Pastoral Lease under the Land Act 1948 - Ps/091
Term: 33 years from July 1990
Annual Rent: \$2,212.50
Rental Value: \$147,500.00 (Note: these rental values represent those establish upon renewal of the lease in 1990. The 2001 rental review values are presently with the Land Valuation Tribunal for reassessment)
Date of Next Review: 1 July 2012
Land Registry Folio Ref: SL7A/616
Legal Description: Run 656 situated in Blocks XXXII & XXXVI Takatimu and Blocks II, VIII, IX, XV and XXI Wairaki Survey Districts.
Area: 3348.0000 hectares

2. File Search

Files held by DTZ New Zealand on behalf of LINZ:

File Reference	Volume	From	To
CON/50213/09/12665/A-ZNO	1	1/07/2000	Date
Ps/091-SIN-03	3	4/08/1994	30/06/2000
Ps/091-SIN-02	2	4/12/1981	12/07/1994

Files held by Opus International Consultants on behalf of LINZ:

File Reference	Volume	From	To
CON/50269/09/12665/A-ZNO	1	14/02/2002	Date

Other relevant files held by LINZ:

File Reference	Volume	From	To
Ps/091-SIN-01	1	15/02/1973	3/12/1981

3. Summary of lease document:

Terms of lease

Stock Limitation in Lease:

1995 sheep and 85 cattle

Commencement Date

1 July 1990

Special Provisions

Condition (i) of CL 206/6 (the original pastoral lease) makes the lease subject to a right of way over the part coloured yellow on the plan annexed to the lease [subject property not named]. This condition was not brought forward onto the current lease resulting from the 1981 subdivision of CL 206/6.

Area adjustments

The lease document notes the area of the lease as 3300.0000 hectares. This does not reflect the most recent plan of definition, that is SO 11908, which records the area of the lease as 3348.0000 hectares. The area on the lease is the area on SO 10390.

Registered interests

Subject to Part IVA Conservation Act 1987

- 051308.1 Land Improvement Agreement pursuant to the Soil Conservation and Rivers Control Amendment Act 1959 - 8.10.1979
- 225287.1 Variation of the within lease renewing the term for a further 33 year commencing on 1.7.1990 and increasing the annual rental of \$2,212.50 and the rental value of \$147,500.00 - 20.10.1994
- 252297.7 Mortgage to Bank of New Zealand - 26.8.1997

Unregistered interests

There are no known unregistered interests in the Lease.

4. Summarise any Government programmes approved for the lease:

A land Improvement Agreement was approved for Beaumont Station in 1979 and registered against the lease. This plan involved subdivision fencing, oversowing and topdressing, spelling and permanent retirement from grazing of particularly erosion prone areas of the lease. A 1988 inspection report indicates that all work under the plan was completed in 1984.

5. Summary of Land Status Report:

Opus International Consultants Limited undertook a Land Status Check on 14 June 2002. This check confirms the status of the Land as Crown Land under the Land Act 1948, subject to Pastoral Lease Ps/091.

The following items were noted for information:

- Department of Conservation Allocation map D44 identified No 16 [an enclave within Run 656] as part of the adjoining State Forest allocated to DoC. The map is not supported by the Schedule for D44. The Schedule notes that D44/16 no longer exists as it has been included in Run 656. SO 10390 was a redefinition of Part Run 560 approved in 1983. D44/16 is shown on this plan as part of that Run. The prior plan, SO 6562 approved December 1958, for Part Run 560 showed the subject area as being part of the Run. The Conclusion is therefore that the allocation to DoC was

in error and has been corrected by the Schedule. The plan has not however been corrected.

- The area on the lease does not reflect the latest plan of definition, that is SO 11908. The area on the lease is the area on SO 10390.
- Condition (i) of CL 206/6 [the original pastoral lease] makes the lease subject to a right of way over the part coloured yellow on the plan annexed to the lease [subject property not named]. This condition was not brought forwards onto the current lease resulting from the 1981 subdivision of CL206/6.

A copy of the report is attached as Schedule A to this report.

6. Review of topographical and cadastral data:

A review of the topographic and cadastral data reveals the following:

- There are discrepancies between the fenced and legal boundaries along the eastern and western boundaries of the property.
- There is a hut at about NZMG D44 184827.

7. Details of any neighbouring Crown or conservation land

Neighbouring Crown or Conservation Lands are detailed as follows:

	Legal Description	Status	Owner/Lessee
North	Section 1 SO 12055	Crown Land – Takatimu Forest	Her Majesty the Queen
	Section 2 SO 12055	Crown Land – Letham Bush	Her Majesty the Queen
East	Run 559	Pastoral Lease – Ardross	Her Majesty the Queen/ S W Minty

As Run 559 is held under the same ownership as this lease, it may be prudent to proceed both leases concurrently through tenure review.

There is no indication that Sections 1 or 2 SO 12055 should be included in the review.

8. Summarise any uncompleted actions or potential liabilities:

- The 2001 rental review valuation of this lease is presently with the Land Valuation Tribunal.
- Allocation No 16 on Department of Conservation Allocation Map D44 appears to have been made in error. An attempt to correct this has been made in the Schedule to DoC Allocation Map D44, however this error has passed into the survey record. A copy of Allocation Map D44, together with the relevant Schedule and SO Plans 10390 and 6562 are attached as Schedule B to this report.

- The lease document notes the area of the lease as 3300.0000 hectares. This does not reflect the most recent plan of definition, that is SO 11908, which records the area of the lease as 3348.0000 hectares. The area on the lease is the area on SO 10390. A copy of SO 11908 is attached as Schedule C to this report. SO 10390 is reproduced in Schedule B of this report.
- Condition (i) of CL 206/6 [the original pastoral lease] makes the lease subject to a right of way over the part coloured yellow on the plan annexed to the lease [subject property not named]. This condition was not brought forwards onto the current lease resulting from the 1981 subdivision of CL206/6, however section 93 of the Land Act 1948 preserves this right. A copy of CL 206/6 is attached as Schedule D to this report.

Schedule A - Land Status Report

**OPUS INTERNATIONAL CONSULTANTS LIMITED
DUNEDIN OFFICE**

Project Number 6NLITR.02/486YD

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 Beaumont Station				LIPS Ref 12665
Property	1	of	1	
Land District	Southland			
Legal Description	Run 656 situated in Blocks XXXII & XXXVI Takitimu and Blocks II, VIII, IX, XV and XXI Wairaki Survey Districts.			
Area	3348.0000 hectares.			
Status	Crown Land under the Land Act 1948 subject to Pastoral Lease Ps 91			
Instrument of title / lease	SL 7A/616			
Encumbrances	Subject to: - <ul style="list-style-type: none"> • 051308.1 Land Improvement Agreement pursuant to the Soil Conservation and Rivers Control Amendment Act 1959. • Part IVA 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 1853 Murihiku Purchase.			
Statute	Land Act 1948 and Crown Pastoral Land Act 1998			

Data Correct as at	14 June 2002
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I Garry Raymond Patrick, Property Consultant, Opus International Consultants Limited certify that the above status is in order for approval.

In giving this certification I undertake that the status report has been completed in compliance with all relevant policy instructions and in particular OSG Standard 1999/05 and the Regulatory Chiefs' Land Status Investigations Guidelines 1999/01.

Prepared by	Garry Patrick
Crown Accredited Agent	Opus International Consultants Ltd, Dunedin

Peer reviewed by J Kirk

17 / 6 / 2002

LAND STATUS REPORT for Beaumont Station				LIPS Ref 12665
Pro	ty	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.

Administrative file not available at time of preparation of this report.

DoC allocation map D44 identifies No 16 [an enclave within Run 656] as part of the adjoining State Forest allocated to DoC. The map is not supported by the Schedule for D44. The Schedule notes that D44/16 no longer exists as it has been included in Run 656. SO 10390 was a redefinition of Pt Run 560 approved in 1983. D44/16 is shown on this plan as part of that Run. The prior plan, SO 6562 approved December 1958, for Pt Run 560 showed the subject area as being part of the Run.

The conclusion is therefore that the allocation to DoC was in error and has been corrected by notation on the Schedule. The plan has not however been corrected.

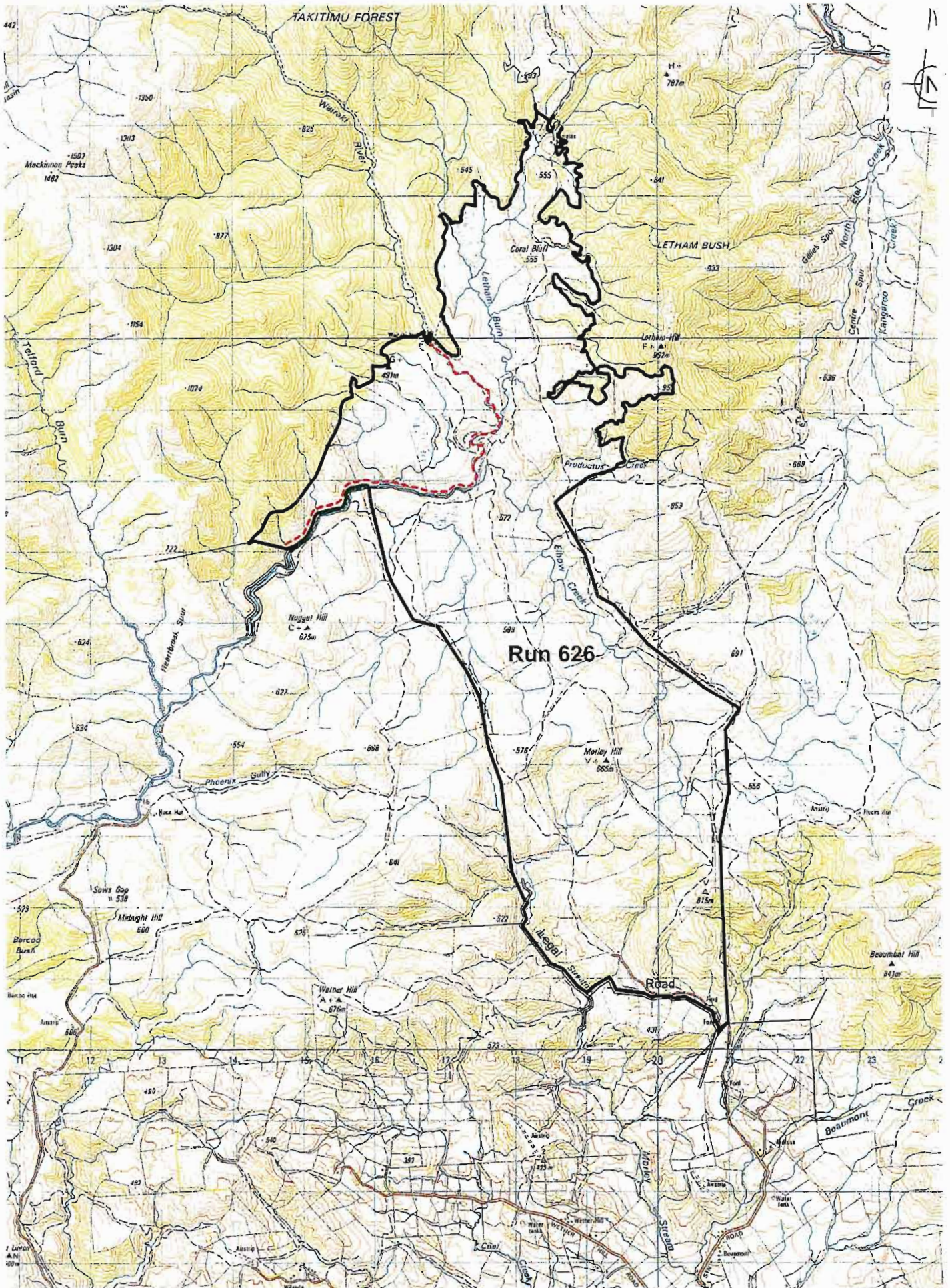
The area on the lease does not reflect the latest plan of definition ie SO 11908. The area on the lease is the area on SO 10390.

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LAND STATUS REPORT for Beaumont Station	LIPS Ref 12665
Property 1 of 1	

Research Data: Some Items may be not applicable

SDI Print Obtained	Yes.
NZMS 261 Ref	D44.
Local Authority	Southland District.
Crown Acquisition Map	Murihiku Purchase.
SO Plan	Sighted but not relevant to the status findings SO's 2416, 2415, 2756, 6530, 6562, 9197, 9199, 12095. SO 11908 of August 1993 being a plan of redefinition of Run 656. SO 10390 of July 1983 being a plan of Run 656. SO 6530 of December 1958 being a plan of Part Runs 560 & 559. So 6532 of November 1958 being a plan of Run 562 and Part Runs 559 & 560.
Relevant Gazette Notices and / or Computer interest register.	None found.
CT Ref / Lease Ref	SL7A/616 – current lease. SL7A/616 – historical Search. SL 206/6 - original pastoral lease. Due to quality of 206/6 unable to establish prior reference. 225287.1 Variation of lease. 051308.1 Land Improvement Agreement.
Plan Index	Nothing noted along side entry Run 656.
Legalisation Cards	No card for 11908. Leg card for SO 10390 only notes new appellation.
Statutory Actions (Landonline)	Nothing found.
CLR	Sighted. Supports pastoral status.
Allocation Maps (if applicable)	D44. DoC map – adjoins D44/8,16 & 17 Part Takitimu State Forest. [Schedule notes D44/16 does not exist and now included in Run 656].

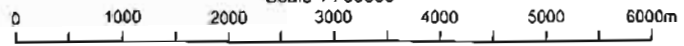


Marginal Strip Subject to Sec 24(9)
Conservation Act 1987

Version	1	2	3	4
Southland Land District	Sheet 1			
NZMS 260 D.44	Date 04/06/			



Beaumont
Scale 1 : 50000



Graphics by TL Survey Services Ltd

Schedule B – DoC Allocation Map D44, the Schedule to D44, and SO Plans 10390 and 6562

S.O. 11161
 Sheet...2...of...3

NZMS 261
 Sheet D44

SCHEDULE PURSUANT TO SEC 62
 CONSERVATION ACT 1987

APPROVED AMENDMENTS
 CABINET DECISION
 17 DEC 1987

Paul Dalzell

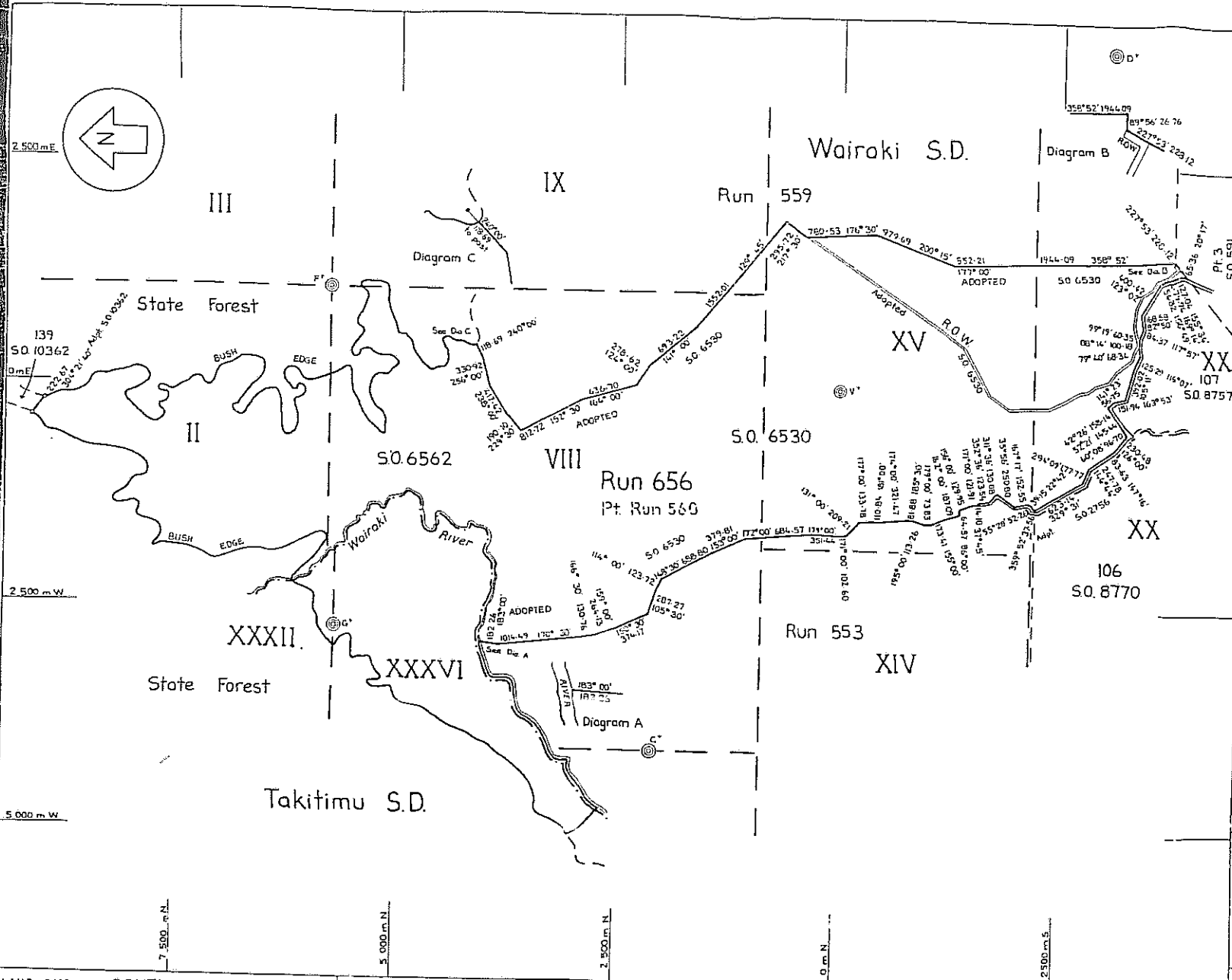
No.	DESCRIPTION	AREA	DEEMED OWNER	CATEGORY	AGREEMENT or COVENANT	CASE
10	Part Takitimu State Forest situated in Block XXXVI, Takitimu Survey District Now part of Sec 1 SO 12055	85ha	DOC	7		
11	Part Takitimu State Forest situated in Block XVII, Takitimu Survey District.	30ha	DOC	7	} These areas are contiguous with area 8 on D44 - Refer SO 12055	
12	Part Takitimu State Forest situated in Block XVII, Takitimu Survey District	7.5ha	DOC	7		
13	Part Takitimu State Forest situated in Block XVII Takitimu Survey District.	5ha	DOC	7		
14	Part Takitimu State Forest situated in Block XX, Centre Hill Survey District. Now part of Sec 1 SO 12055	12ha	DOC	7		
15	Part Takitimu State Forest situated in Blocks XVI and XX Centre Hill Survey District. Now part of Sec 1 SO 12055	70ha	DOC	7		
16	Part Takitimu State Forest situated in Block II, Wairaki Survey District.	10ha	DOC	7	} This area no longer exists and has been included in Run 656 - SO 1035	
17	Part Takitimu State Forest situated in Blocks II, III, VIII and IX, Wairaki Survey District. Now Sec 2 SO 12055	1577ha	DOC	7		
18	Part Section 270, Block XXX Takitimu Survey District Now part of Sec 1 SO 12055	280ha 250ha	DOC	9	} Allocation map amended to correct draughting error Bdy confirmed by Forestcorp LT survey	

RELEASIED UNDER THE OFFICIAL INFORMATION ACT

CATEGORIES

CERTIFIED CORRECT

CHIEF SURVEYOR *Paul Dalzell*



Diagrams are not drawn to scale.

Bush edge boundary is adopted from Photogrammetric plot of NZMS 1 S159

Datum: Old Cadastral
Origin: Trig V^t

Total Area 3300 ha
Comprised in R.B. 206/6

I, *[Signature]* of *[Name]*
Registered Surveyor and holder of an annual practicing 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 1966

Dated at _____ this _____ day
19 _____ Signature

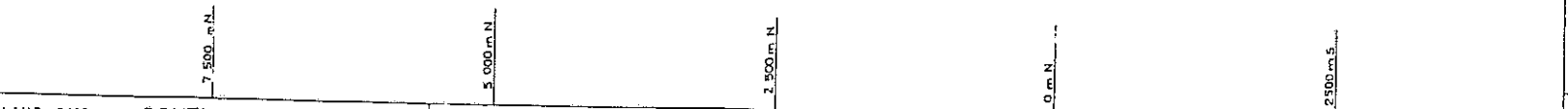
Field Book — p — Traverse Book — p —
Reference Plans SO's 2756, 6530, 6562, 10362
Examined *[Signature]* Correct *[Signature]*
Approved for Pastoral Licence Purposes
only
17 1983 *[Signature]* Chief Surveyor
Deposited this _____ day of _____ 19 _____

District Land Registrar
File P191
Received 13.6.83 *[Signature]*
Instructions

LAND DISTRICT SOUTHLAND
XXXII + XXXVI TAKITIMU
SURVEY BLK. & DIST. II, VIII, IX, XV, XXI WAIRAKI
NZMS 261 SHEET NO. D 44

RUN 656

LOCAL AUTHORITY WALLACE COUNTY
Surveyed by _____ Compiled in Survey Office
Scale 1:30 000 Date June 1983



6562

6562

Plan of Run 562 Blks III & IX; Pt Run 559, Blks VIII & IX Wairaki S.D. Pt Run 560, Blks I, II, III, VIII & IX Wairaki S.D. & Blks XXXVI & XXXII Takitimu S.D.
 (formerly Pt Run 187c)
 Southland Land District, Wallace County.
 Compiled in S.O. November 1958.
 Scale: 20 chains to an inch

Section 50
 Instructions
 Reference Plans
 Field Book
 Traverse Book
 Examined By
 Recorded in
 Filed in

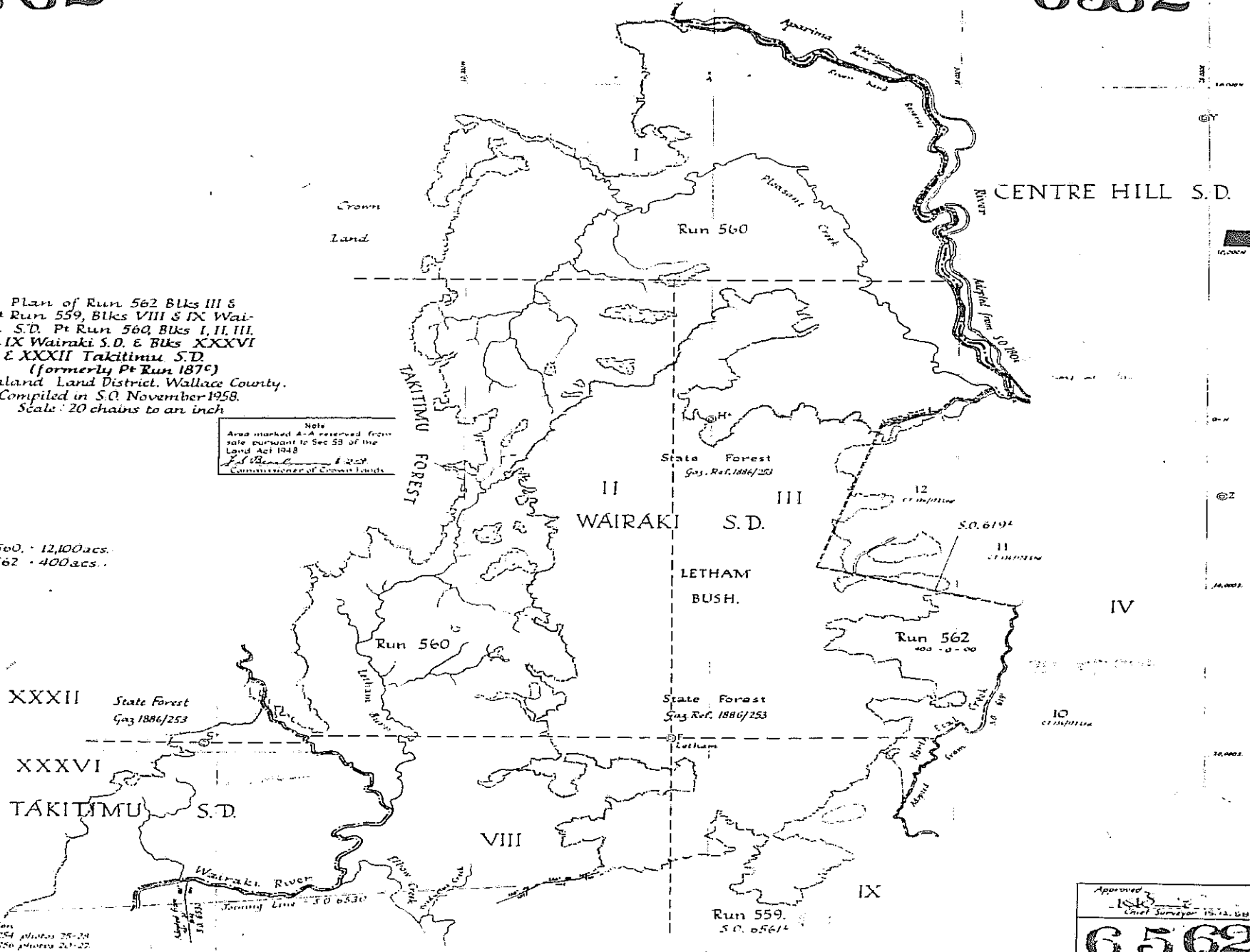
Note
 Area marked A-A reserved from sale pursuant to Sec 59 of the Land Act 1948
 Commissioner of Crown Lands

Total Area Run 560, 12,100acs.
 562, 400acs.

For continuation see
 S.O. 6530 & 6561

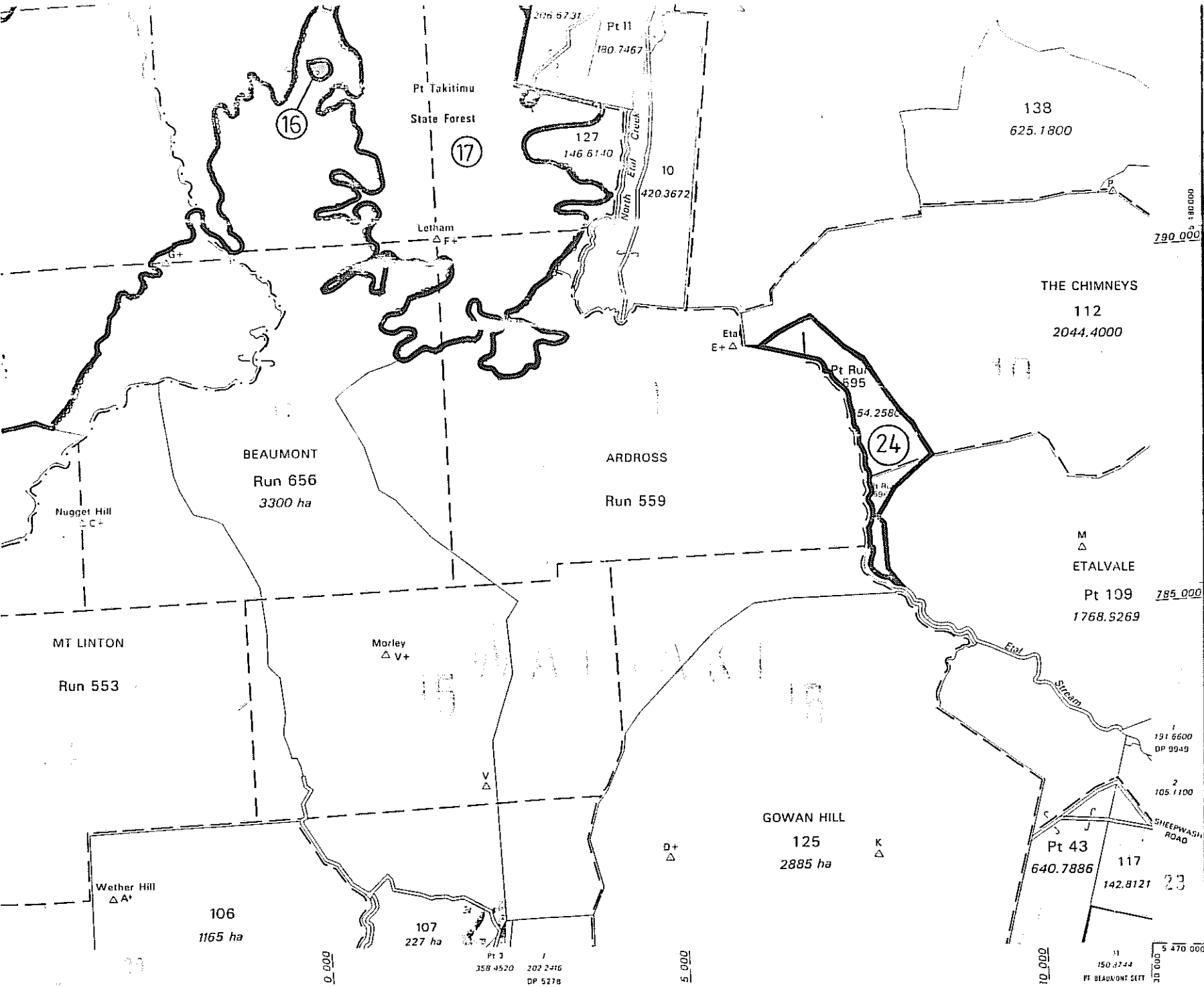
6562

Air-Photos used in compilation
 Run 2263 photos 24-29 Run 2254 photos 25-29
 Run 2255 photos 21-30 Run 2256 photos 21-22



Approved
 1958
 Chief Surveyor 15.12.58
 6562

RELEASED UNDER THE OFFICIAL INFORMATION ACT



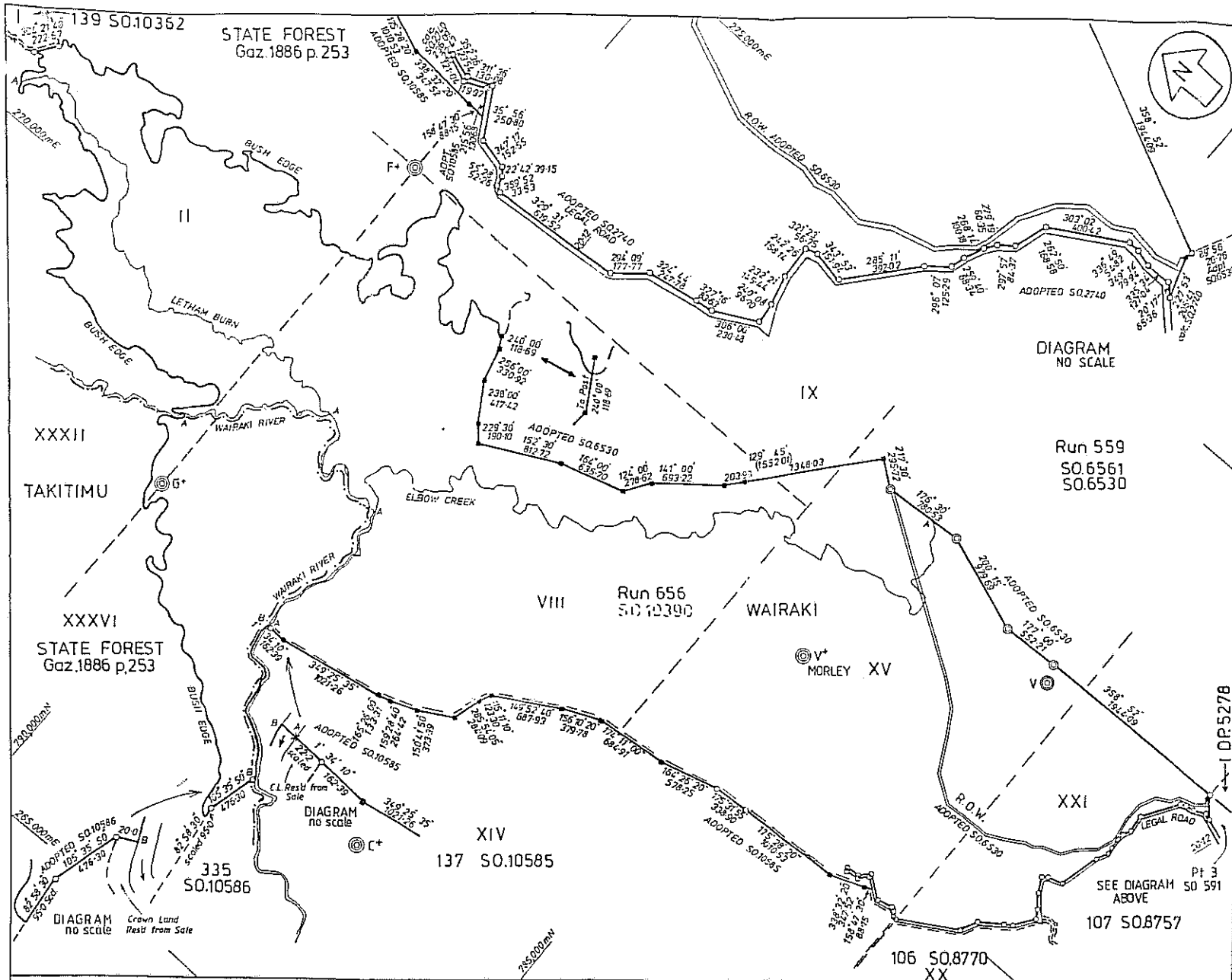
Approved as to amendments made in accordance with Cabinet decision of 17 Dec 1987

[Signature]
 Chief Surveyor 28/4/87

Certified as correct for the purposes of Section 62 Conservation Act 1987

[Signature]
 Chief Surveyor 29/4/87

Schedule C – SO Plan 11908



Approvals

NOTE
Both sides of the streams marked A-A and the north side of the Wairaki River, marked B-B, are subject to marginal strips pursuant to Section 24 of the Conservation Act 1987.

Bush edge and stream positions have been fixed from map NZMS 270 044-D which was plotted from aerial photos S.N.8038 CA-9, D 8-10 flown 15/2/1982.

DATUM GEODETIC 1949
CIRCUIT BLUFF
ORIGIN Obs. Spot
700,000mN 300,000mE

Total Area ... 3348.0000 ha
Comprised in ... RB.7A/616

I, Robert Nelson Beck
Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) 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 1972 or any regulations made in substitution thereof.
Dated at Invercargill ... this 15th day ... of January ... 1993 Signature ... R.N. Beck

Field Book ... p. Traverse Book ... p.
Reference Pins SO 2740, 2756, 6530, 6562, 8757, 8770, SO.10362, 10390, 10582, 10585, 10586, DP5278
Examined *K.H. Anderson* Correct

Approved for Lease Purposes
21 08/93 Acting Chief Surveyor

Deposited this ... day of ... 19 ...
District Land Registrar

LAND DISTRICT SOUTHLAND
XXXII, XXXVI TAKITIMU
Survey Blk. & Dist. II, VIII, IX, XV, XXI WAIRAKI

Redefinition of Run 656

TERRITORIAL AUTHORITY Southland District
COMPILED BY DEPT. OF SURVEY & LAND INFORMATION
Scale 1:25,000 Date Nov. 1992

File 75/1060/01
Received 20/9/93
Instructions 560375

SO 11908

Schedule D - CL 206/6

REGISTER
12 and 15 D. 1957

NEW ZEALAND

Entered in the Register-book, Vol. 206 fol. 6

CANTONMENT
LAND DISTRICT



206/
G CANCELLED

Image Quality due to Condition of Original

Pastoral Lease of Pastoral Land under the Land Act,

No. P.27

1957

This Deed, made the first day of March, one thousand nine hundred and fifty seven between HIS MAJESTY THE KING (who, with his heirs and successors, is hereinafter referred to as "the Lessor"), of the one part, and [Name] of the other part, and [Name] of the one part, and [Name] of the other part, in the Dominion of New Zealand, 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 All that piece or parcel of land containing by admeasurement Twelve thousand one hundred (12,100) acres

LAND & DEVS
Name: [Name]
Form: [Name]
Date: 5-MAR-1957
Area: 12,100
Part: 2 - 1/4
Contract No: 148

situated in the Land District of Southland and being Run 560 (formerly Pt. Sec. 24 and Pt. Run 1570 and 1571) Survey District and Tokitoki Survey District:

(hereinafter referred to as "the said land"), as the same is more particularly delineated in the plan [Name] 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 1957

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 Southland the clear annual rent of One hundred and fifteen pounds (£115.0.0) 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 half-yearly instalments of (£) pounds shillings and pence (£ : :) on the 1st day of January and the 1st day of July in each year in the same manner as aforesaid.

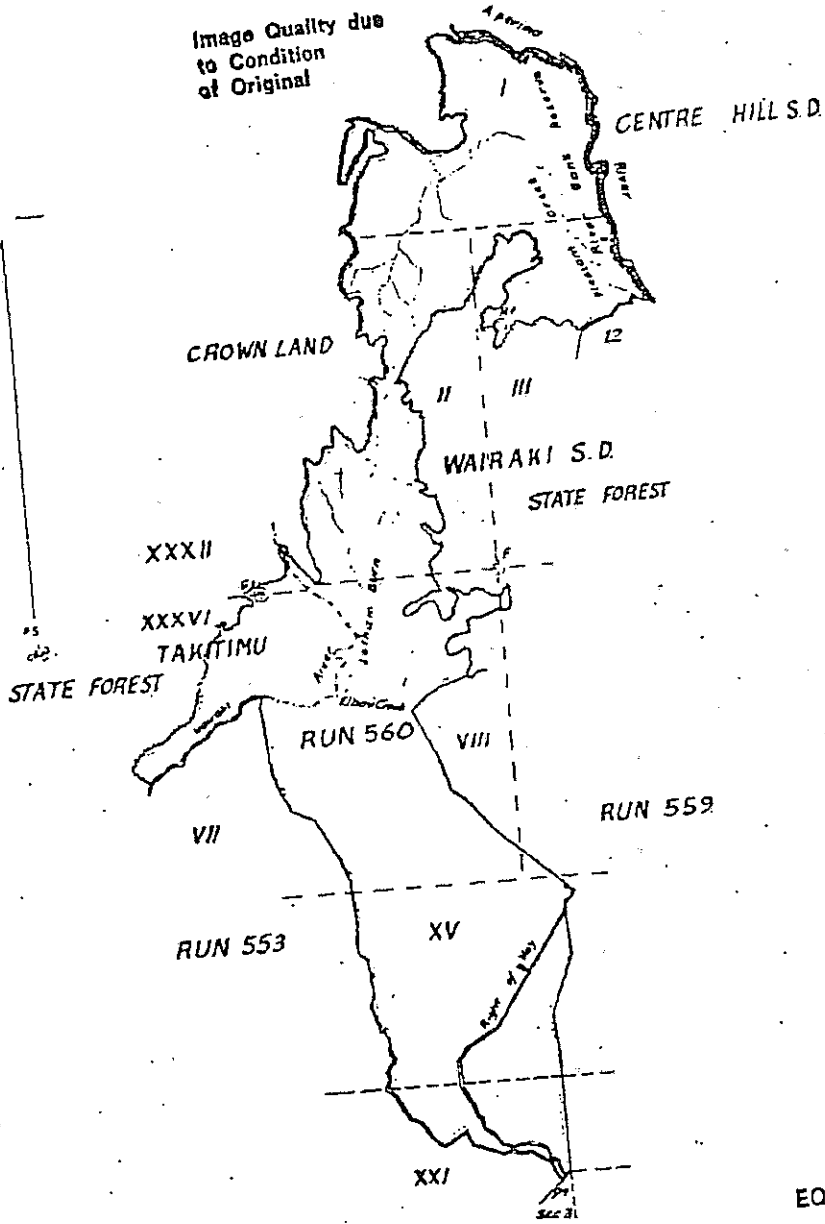
- AND the Lessee doth hereby assent with the Lessee as follows, that is to say:-
- 1. THAT the Lessee will fully and punctually pay the rent hereinafter reserved at the times and in the manner hereinafter stated in that behalf; and also will pay and discharge all rates, taxes, assessments, and outgoings 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, 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 Southland (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, 1921.
- 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 after 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.
- 13. That the Lessee shall exercise due care in stocking the said land and shall not overstock.

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 right to the soil.
- (4) THAT the Lessee shall have no right, title, or claim whatsoever to any minerals (within the meaning of the Land Act, 1914) 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 yards 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.
- (4) 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 69 (3) of the Land Act, 1942, a new lease of the land hereby leased at a rent to be determined in the manner prescribed 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.

206/6

Image Quality due to Condition of Original



EQUIVALENT METRIC AREA IS 4,896.6962 ha.

12,100.0.00

Scale: 1 mile to an inch.

Reference Plans S.0.6530 & 6562

-over-

206/6

- (1) THAT the Lessee shall have the right of occupying the fee simple of the said land.
- (2) THAT the Lessee shall, with the prior consent in writing of the Commissioner given subject to such conditions as the Commissioner may deem necessary,
 - (i) Cultivate any portion of the said land for the purpose of growing winter feed for the stock dejected thereon;
 - (ii) Crop such area of the said land as is suitable for the use of himself and family and his employees;
 - (iii) Plough and sow in grass any portion of the said land;
 - (iv) Clear any portion of the said land by felling and burning bush or scrub and sow the land so cleared in grass;
 - (v) Suffer any portion of the said land to be cleared in grass;
 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 clovers and grasses to the satisfaction of the Commissioner.
- (3) THAT the Lessee shall exercise discretion 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 Lessee and the Commissioner that the number of sheep to be depastured on the said land during the lease shall not exceed the number of sheep to be depastured on the said land at any one time as determined by the Commissioner, and that the number of sheep to be depastured shall not exceed one and a half for every acre.
- (4) THAT if the Lessee shall have New Zealand or other sheep on the said land or if he cannot be found or if he shall neglect or fail or refuse 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 116 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.
- (5) THAT these presents are intended to take effect as a general lease under the Land Act, 1914, and the provisions of the said Act and of the regulations made thereunder applicable to such leases shall be binding in all respects upon the parties hereto in the same manner as if such provisions had been fully set out herein.

SCHEDULE

IMPROVEMENTS BELONGING TO THE CROWN AND BEING PURCHASED BY THE LESSEE

I witness whereof the Commissioner of Crown Lands for the Land District of Southland, 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: _____

Occupation: _____

Address: _____

Commissioner of Crown Lands

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

Witness: _____

Occupation: _____

Address: _____

Lessee

(1) Subject to a right-of-way over part coloured yellow as shown on plan annexed hereto.

(2) That 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 a stock depastured on the said land, while it is being parcel, does not exceed 2500 sheep and 110 cows (being an increase of ten per cent on the assessed carrying capacity of the land in this lease) but the Commissioner may by notice in writing permit the lessee to depasture thereon any greater number should he deem it advisable or expedient so to do. Any permission so granted shall be subject to revocation or amendment by the Commissioner at any time and particularly in the event of a transfer. Any variation consented to by the Commissioner shall not affect the rent payable hereunder.

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

SIGNED by the Commissioner, on behalf of the Lessor, in the presence of:

Witness: *L. H. Gill*

Occupation: *Land Office, Bluff*

Address: *Invercargill*

G. L. Lister
Commissioner of Crown Lands

SIGNED by the abovesaid as Lessee, in the presence of -

Witness: *W. H. Brown*

Occupation: *clerk*

Address: *Canterbury Street Invercargill*

J. W. Brown
Lessee

206/6

1308.1 Land Improvement Agreement
under the Soil Conservation and
Rivers Control Amendment Act 1959
8.10.1979 at 1.40 p.m.

Diak
A.L.R.

059537.1 Variation of Mortgage 029526.1
10.7.1980 at 2.54 p.m.

Beene
A.L.R.

059537.2 Variation of Mortgage 045684.1
10.7.1980 at 2.55 p.m.

Beene
A.L.R.

059537.3 Variation of Mortgage 045684.2
10.7.1980 at 2.55 p.m.

Beene
A.L.R.

073397.1 Variation of mortgage 029526.1
25.8.1981 at 10.49 a.m.

Wood
A.L.R.

Part of The within land is now known as Sections 139,
140, 141 and 142 Block I Wairaki Survey District
- 7.9.1983 at 2.13 p.m.
See New Appellation 098417.1. *wab*

A.L.R.

106128.1 Surrender of the within Lease as to
part of Run 560 - 11.5.1984 at 2.26 p.m.

wab

A.L.R.

106128.2 Pastoral Lease 7A/616 issued for
Run 656 - 11.5.1984 at 2.26 p.m.

wab

A.L.R.

106128.3 Pastoral Lease 7A/617 issued for
Sections 139, 140, 141, 142 Block I Wairaki
District - 11.5.1984 at 2.26 p.m.

wab

A.L.R.

*Cancelled duplicate
destroyed*

227924.1 New Appellation declaring part
of the within land to be now known as
Section 1 SO 12055 - 25.1.1995 at 9.05
a.m.

Jim Dolden
D.L.R.

Transfer 205170 of 3.2 acre piece
William Fraser to Helen Fraser of
Chair Okarua Women and William
Smith of Woodhouse Farmer
27-1-1966 at 2.15 p.m. *W. Smith*
A.L.R.

206/6

085061.3

003336.1 Mortgage to Rural Banking and
Finance Corporation of New Zealand
29.7.1975 at 2:07 p.m. *W. Smith*
A.L.R.

205171
Certificate by the Commissioner of
Lands regarding the annual
rental to £230. 18-5-1965 at
2.40 p.m. *W. Smith*
A.L.R.

003336.2 Mortgage to James Henry
Anderson 29.7.1975 at 2.07 p.m.
W. Smith
A.L.R.

No. 205172 Variation of terms
18-5-1965 at 2.40 p.m. *W. Smith*
A.L.R.

024018.1 Transmission of Mortgage
003336.2 to Margaret Jane Anderson
and John Sydney Guise as Executors
16.5.1977 at 9.11 a.m.
W. Smith
A.L.R.

Transfer 205173 to Beaumont
Station Limited at Invercargill
18-5-1965 at 2.40 p.m. *W. Smith*
A.L.R.

025092.1 Variation of Mortgage 003336.1
14.6.1977 at 1.47 p.m.
W. Smith
A.L.R.

Mortgage 205174 to Helen Fraser
and William Fraser (jointly inter
se) and James William Fraser
in shares. 18-5-1965 at 2.40 p.m.
W. Smith
A.L.R.

029526.1 Mortgage to Rural Banking and
Finance Corporation of New Zealand
1.11.1977 at 1.40 p.m. *W. Smith*
A.L.R.

Transfer 211306 to the State Advances
Company Ltd. 11.11.1977 at 1.40 p.m.
W. Smith
A.L.R.

029526.4 Mortgage to Dalgety Custodian
Limited 1.11.1977 at 1.40 p.m.
W. Smith
A.L.R.

235749 Transmission of the shares of 205174
James William Fraser, the late Fraser
of Carrara widow, and William
Smith of Oparua Farmer as executors.
4.6.1976 at 2.25 p.m. *W. Smith*
A.L.R.

029526.5 Memorandum of Priority making
mortgages 029526.4, 211306, 003336.1
and 029526.1 first, second, third and
fourth mortgages respectively 1.11.1977
at 1.40 p.m. *W. Smith*
A.L.R.

250425 Transmission of Mortgage
205174 to William Smith as
Executor 8.4.1971 at 12.30 p.m.
W. Smith
A.L.R.

Variation of Mortgage 211306
18.8.1971 at 2.50 p.m. *W. Smith*
A.L.R.

255856 Caveat by *W. Smith* The Queen 9.11.1974
at 11.15 am *W. Smith*
A.L.R.

REPRODUCTION (ON A REDUCED SCALE)
NOTED TO BE A TRUE COPY OF THE
ORIGINAL REGISTER FOR THE PURPOSES OF
SECTION 215A LAND TRANSFER ACT 1972.
W. Smith D.L.R.

Variation of Mortgage 205174 30.7.1973 at
2.15 p.m. (consent of Caveator in Caveat
255856) entered 15.6.1973 *W. Smith*
A.L.R.

045684.1 Mortgage to Rural Banking and
Finance Corporation of New Zealand
12.4.1979 at 2.08 p.m. *W. Smith*
A.L.R.

045684.2 Mortgage to Rural Banking and
Finance Corporation of New Zealand
12.4.1979 at 2.09 p.m. *W. Smith*
A.L.R.

050683.1 Variation of Mortgage 029526.1
18.9.1979 at 2.09 p.m. *W. Smith*
A.L.R.

30



Facsimile



To: David Payton
Company: Opus International Consultants Ltd
Fax No: _____
From: Grant Webley
Crown Property Management
Date: 21 June 2002
Page 1 of: 6
Our Ref: _____
Your Ref: _____

Christchurch Regional
Office
Torrens House
195 Hereford Street
Private Bag 4721
DX WP20033
Christchurch
New Zealand
Tel 64-3-379 9793
Fax 64-3-366 6422
DDI 64-3-364 5951
E-mail
GWebley@linz.govt.nz
Internet
<http://www.linz.govt.nz>

Confidential

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

Subject: STATUS CHECKS

Hi Dave

Attached are the approvals for the following status checks:-

- Moutere
- Mt Soho
- Beaumont
- Glenfellan
- Nokomai

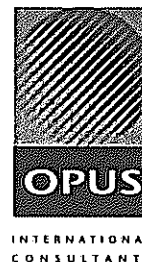
Regards

A handwritten signature in black ink, appearing to read "Grant Webley".

Grant Webley

**OPUS INTERNATIONAL CONSULTANTS LIMITED
DUNEDIN OFFICE**

Project Number 6NLITR.02/486YD



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 Beaumont Station				LIPS Ref 12665
Property	1	of	1	
Land District	Southland			
Legal Description	Run 656 situated in Blocks XXXII & XXXVI Takitimu and Blocks II, VIII, IX, XV and XXI Wairaki Survey Districts.			
Area	3348.0000 hectares.			
Status	Crown Land under the Land Act 1948 subject to Pastoral Lease Ps 91			
Instrument of title / lease	SL 7A/616			
Encumbrances	Subject to: - <ul style="list-style-type: none"> • 051308.1 Land Improvement Agreement pursuant to the Soil Conservation and Rivers Control Amendment Act 1959. • Part IVA 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 1853 Murihiku Purchase.			
Statute	Land Act 1948 and Crown Pastoral Land Act 1998			

Data Correct as at	14 June 2002
--------------------	--------------

I Garry Raymond Patrick, Property Consultant, Opus International Consultants Limited certify that the above status is in order for approval.

In giving this certification I undertake that the status report has been completed in compliance with all relevant policy instructions and in particular OSG Standard 1999/05 and the Regulatory Chiefs' Land Status Investigations Guidelines 1999/01.

Prepared by	Garry Patrick
Crown Accredited Agent	Opus International Consultants Ltd, Dunedin

Peer reviewed by J Kirk

17 / 6 / 2002

Approved, 20/6/02

From: Grant Webley
To: David Payton
Date: Friday, 21 June 2002 08:43
Subject: Contract 50269

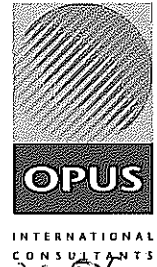
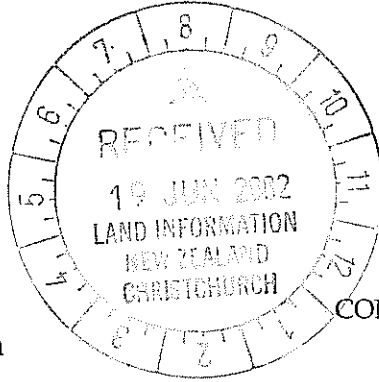
Hi Dave

This is to acknowledge receipt of land status checks for Nokomai, Beaumont, Glenfallan, mt Soho and Moutere.

Cheers

17 April 2002

Grant Webley
Crown Property Management
Land Information New Zealand
Private Bag 4721
Christchurch



Log 10606

CON/50269/09/12665/A

Dear Grant

Land Status Report – Beaumont Station

Attached for your approval is the status report required in terms of Crown Pastoral Land standard 6 section 3 [project plan 1 of 5 activity 3.3].

We have also enclosed as requested all supporting documents and plans relating to this land status report.

Dave Payton
Tenure Review Contract Manager

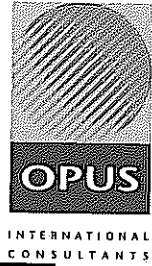
*Due Diligence
check that area as
defined on SO 11908
needs to be registered
on lease ~~SL 7A/616~~
- 3348 ha.*

LAND STATUS REPORT

**OPUS INTERNATIONAL CONSULTANTS LIMITED
DUNEDIN OFFICE**

Project Number 6NLITR.02/486YD

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 Beaumont Station		LIPS Ref 12665
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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 1853 Murihiku Purchase.	
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Data Correct as at	14 June 2002
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In giving this certification I undertake that the status report has been completed in compliance with all relevant policy instructions and in particular OSG Standard 1999/05 and the Regulatory Chiefs' Land Status Investigations Guidelines 1999/01.

Prepared by	Garry Patrick
Crown Accredited Agent	Opus International Consultants Ltd, Dunedin

Peer reviewed by J Kirk

17 / 6 / 2002

Approved 20/6/02

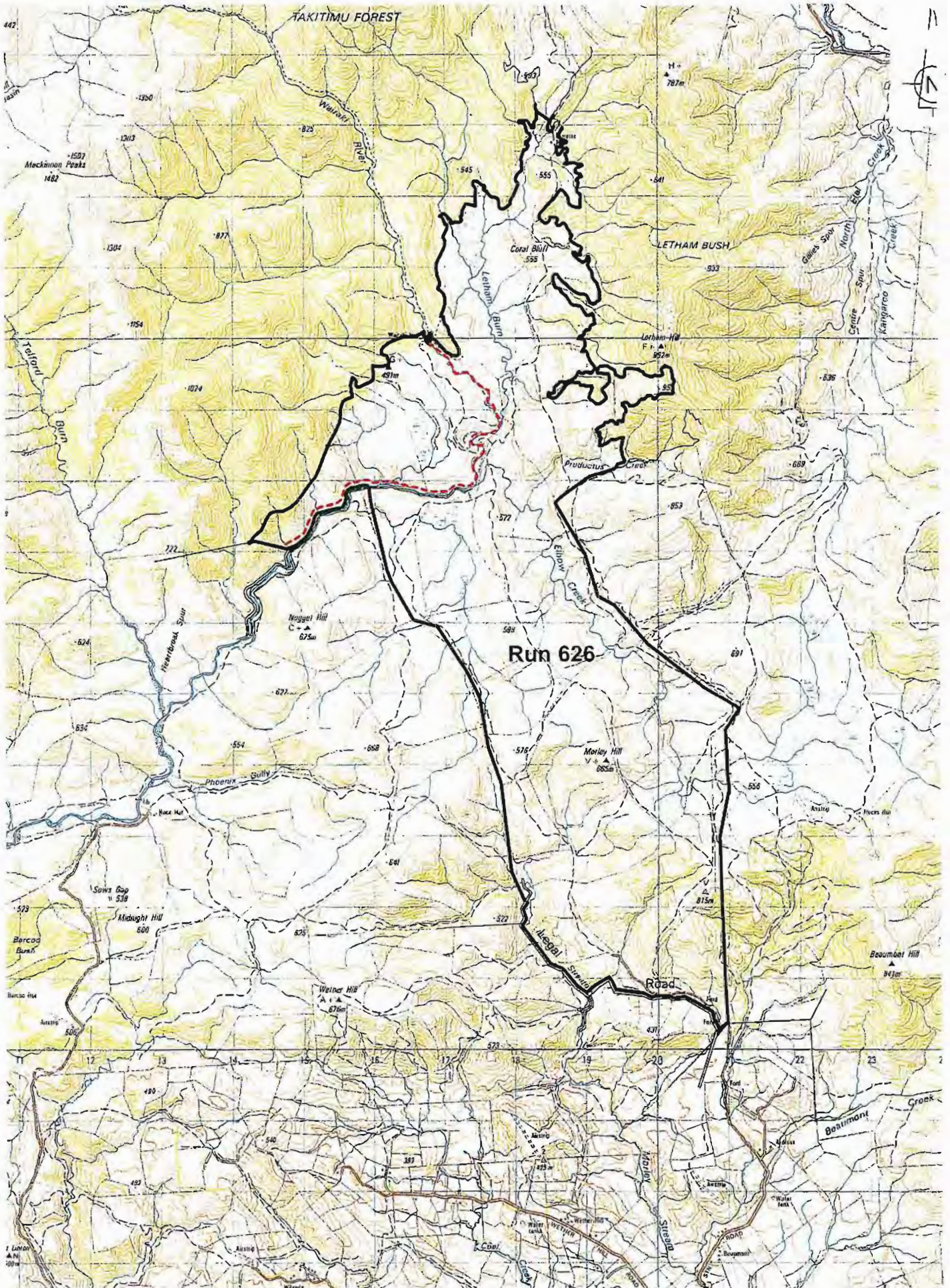
LAND STATUS REPORT for Beaumont Station				LIPS Ref 12665
Propri	1	of	1	

Research Data: Some Items may be not applicable

SDI Print Obtained	Yes.
NZMS 261 Ref	D44.
Local Authority	Southland District.
Crown Acquisition Map	Murihiku Purchase.
SO Plan	<p>Sighted but not relevant to the status findings SO's 2416, 2415, 2756, 6530, 6562, 9197, 9199, 12095.</p> <p>SO 11908 of August 1993 being a plan of redefinition of Run 656.</p> <p>SO 10390 of July 1983 being a plan of Run 656.</p> <p>SO 6530 of December 1958 being a plan of Part Runs 560 & 559.</p> <p>So 6532 of November 1958 being a plan of Run 562 and Part Runs 559 & 560.</p>
Relevant Gazette Notices and / or Computer interest register.	None found.
CT Ref / Lease Ref	<p>SL7A/616 – current lease.</p> <p>SL7A/616 – historical Search.</p> <p>SL 206/6 - original pastoral lease.</p> <p>Due to quality of 206/6 unable to establish prior reference.</p> <p>225287.1 Variation of lease.</p> <p>051308.1 Land Improvement Agreement.</p>
Plan Index	Nothing noted along side entry Run 656.
Legalisation Cards	<p>No card for 11908.</p> <p>Leg card for SO 10390 only notes new appellation.</p>
Statutory Actions (Landonline)	Nothing found.
CLR	Sighted. Supports pastoral status.
Allocation Maps (if applicable)	D44. DoC map – adjoins D44/8,16 & 17 Part Takitimu State Forest. [Schedule notes D44/16 does not exist and now included in Run 656].

LAND STATUS REPORT for Beaumont Station				LIPS Ref 12665
Prop	1	of	1	

VNZ Ref - if known	30390/46000
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) Sec 24(9) b) 1/7/90 c) SO 11908 along the Wairaki River both sides marked "a-a" and north side "b-b". The south side of the river opposite b-b is marginal strip [Sec 58 LA 1948] defined on SO 10585 for the adjoining Section 137.
If Crown land – Check Irrigation Maps.	No map.
Mining Maps	D44 Coal & non coal maps sighted. Nothing found.
If Road a) Is it created on a Block Plan – Section 43(1)(d) Transit NZ Act 1989 b) By Proc c) By Gazette	a) SO Plan N/A. b) Proc Plan c) Gazette Ref
Other Relevant Information a) Concessions – Advice from DOC or Knight Frank. b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998 c) Mineral Ownership d) Other Info	a) Not received at date of report. The record reflects adjoining lands held in DoC estate but nothing within boundaries of lease. b) Nothing found. c) Either <input checked="" type="checkbox"/> 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 1853 Murihiku Purchase <input type="checkbox"/> Contained in [provide evidence]. d)

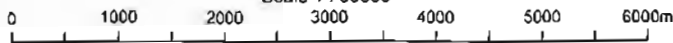


Marginal Strip Subject to Sec 24(9)
Conservation Act 1987

Version	1	2	3	4
Southland Land District	Sheet 1			
NZMS 260 D.44	Date 04/06/			



Beaumont
Scale 1 : 50000



Graphics by
TL Survey Services Ltd



COMPUTER INTEREST REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy

R. W. Muir
Registrar-General
of Land

Identifier SL7A/616
Land Registration District Southland
Date Registered 11 May 1984 02:26 pm

Prior References
SL206/6

Type	Lease under s83 Land Act 1948		
Area	3300.0000 hectares more or less	Term	33 years commencing on the 1st day of July 1957 and renewed for a further 33 years commencing on 1.7.1990

Legal Description Run 656

Proprietors
Struan William Minty

Interests

Subject to Part IVA Conservation Act 1987

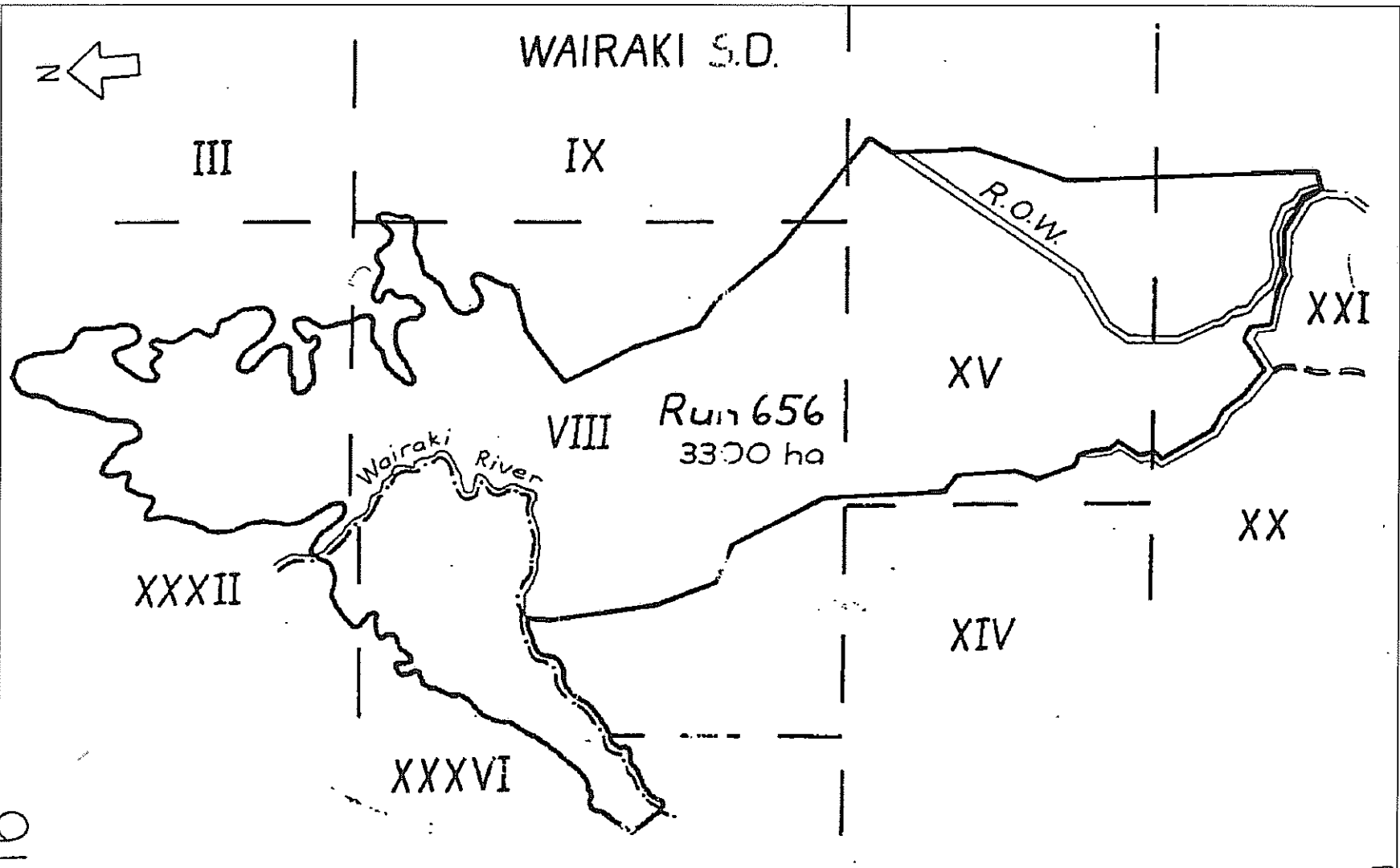
051308.1 Land Improvement Agreement pursuant to the Soil Conservation and Rivers Control Amendment Act 1959 - 8.10.1979 at 1.40 pm

225287.1 Variation of the within lease renewing the term for a further 33 years commencing on 1.7.1990 and increasing the annual rental of \$2,212.50 and the rental value of \$147,500.00 - 20.10.1994 at 11.00 am

252297.7 Mortgage to Bank of New Zealand - 26.8.1997 at 10.30 am

Identifier

SL7A/616



Q1

CDE_S15 - Request Manual Copy	
Document Type	Application
Reference Number	225287.1
Land District	Southland
Method of Delivery	Fax
Requested By	JOHN KIRK
Request Id	46238
User Id	JKK001
Request Date	08/03/2002 11:14:14
Client Reference	5NLTFR02/4867D
Status	Pending
<input type="checkbox"/> Certified Copy	
Comments	RIVERSIDE - VARIATION OF LEASE RENEWING THE TERM Beaumont.
Delivery Details	
Firm	Opus International Consultants Ltd (Dunedin)
Primary Contact	Mr Robin Whelan
Street	Private Bag 1913
Town	Dunedin
Country	New Zealand
Postcode	
Fax Number	03 474 8995
<input type="button" value="OK"/> <input type="button" value="Cancel"/>	