

Crown Pastoral Land Tenure Review

Lease name : GRAFTON HILLS

Lease number : PO 302

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



Our Ref: Po302/1(AT2019)
Your Ref: CON/50268/09/12560/A-ZNO

18 June 2002

Crown Property Management
 Land Information New Zealand
 Private Bag 4721
CHRISTCHURCH

ATTENTION: GRANT WEBLEY



Dear Sir

RE: TENURE REVIEW DUE DILIGENCE REPORT – GRAFTON HILL

Please find enclosed the due diligence report for this lease in accordance with contract 50268.

Yours faithfully
DTZ NEW ZEALAND LIMITED

Kenneth R Taylor

K R Taylor
Manager, Alexandra

cc Caroline Mason, DTZ New Zealand Limited, P O Box 142, **CHRISTCHURCH**

DTZ New Zealand Limited, 43 Tarbert Street, Alexandra, PO Box 27, Alexandra, New Zealand
 Telephone +64 3 448 6935 Fax +64 3 448 9099 Email alexandra@dtz.co.nz Website www.dtz.co.nz

DTZ New Zealand is within the DTZ Debenham Tie Leung group of companies. This group is in international alliance with AEW Capital Management and the Staubach Company in USA. Globally DTZ has over 6,500 staff in 33 countries and 125 offices.

DUE DILIGENCE REPORT

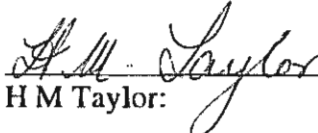
CPL PRE TENURE REVIEW ASSESSMENT STANDARD 6:

File Ref:	Po302	Report No:	AT2019	Report Date:	17 June 2002
LINZ Ref:	12560				
Office of Agent:	Alexandra	LINZ Case No:	TR02/643	Date sent to LINZ:	18/6/02

RECOMMENDATIONS:

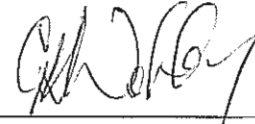
- (1) That the Commissioner of Crown Lands or his delegate **note** the contents of this Due Diligence Report which has been prepared in accordance with the Pre Tenure Review Assessment Standard.
- (2) That the Commissioner of Crown Lands or his delegate notes the following uncompleted actions that may require attention by the Manager, Crown Property Management.
 - 2.1 It appears that the Commissioner of Crown Lands agreed to a realignment of Pomahaka Road in 1982. From the topographical maps it appears that this road has been formed but there is no indication of any legalisation action having been undertaken. This may require further investigation.

Signed by DTZ New Zealand Limited:



 H M Taylor:

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



 Name: GRANT KASPER WEBLEY
 Date of decision: 21/6/02

(1) Details of lease:

Lease name: Grafton Hills

Location: Grafton Hills is located on the Coal Creek to Pomahaka Road approximately 20 kms northwest of Roxburgh. The road is gravelled from the State Highway 8 at Coal Creek to the boundary of the lease. Winter access is difficult due to altitude and snow proneness. The lease is run with approximately 358 ha of freehold on the Coal Creek Flat on which are located all the normal farm facilities. This particular block is fenced on all boundaries but not subdivided internally.

Lessee: Richard Naish Tamblyn

Tenure: Pastoral lease under the Land Act 1948 and Crown Pastoral Land Act 1998, Pastoral Lease No 302.

Term: 33 years from 1 July 1996.

Expiry: 30 June 2029.

Annual Rent: \$600

Rental Value: \$40,000

Date of Next Review: 1 July 2007

Land Registry Folio Ref: OT2C/891

Legal Description: Run 760 Blocks IX and X Teviot Survey District.

Area: 744.6216 hectares more or less.

(2) File Search:

Files held by LINZ Christchurch:

<i>File Reference</i>	<i>Volume</i>	<i>First Folio</i>	<i>Date</i>	<i>Last Folio</i>	<i>Date</i>
Po302	1	5	21/01/1921	136	26/01/1966

Files held by DTZ on behalf of LINZ:

<i>File Reference</i>	<i>Volume</i>	<i>First Folio</i>	<i>Date</i>	<i>Last Folio</i>	<i>Date</i>
Po302	2	138	5/10/1965	243	3/11/1999
CON50213/09/125 60/A-ZNO	1	1	30/08/2001	1	30/08/2001

The researched volumes covered 1921 through to the present day. A small number of folios are missing, however confidence is held that all significant records have been researched.

Pastoral Licence No 1973 was issued for a term of 21 years from 1st day of March 1942. This licence was issued as a renewal of Pastoral Run Licence No 1626. The licence was issued in the name of Richard Tamblyn of Roxburgh, sheep farmer. At the time Mr Tamblyn farmed the block with approximately 800 acres of freehold and summered approximately 800 ewes and their lambs on the pastoral lease. It was estimated at that time that the carrying capacity would be approximately 400 wethers if run on its own. The only improvements at that time were 440 chains of plain boundary fencing. It was noted that there was no evidence of overstocking and the country was practically free of rabbits.

In 1951 Mr Tamblyn transferred a half interest of his licence to his son Ansell Richard Tamblyn.

Straddling the time for lease renewal in 1963 there was considerable dialogue about an amalgamation of this run with the neighbouring Mount Hope Pastoral Lease. Also as part of the overall proposal were boundary adjustments with the neighbouring pastoral lease held by the Bain family and the selection of suitable fencelines to manage stock within each of the leases. This dialogue continued at some length over a period of 2 years and a conclusion was not reached. In the end new leases were issued in each case with only minor boundary adjustments.

The final report for lease renewal describes the block as all native tussock country with a fair to good base of native and introduced grasses and clover plus the normal annual weeds, herbs, and sub-alpine ground cover. Tussock cover ranges from silver to fescue and snow with some blue tussock present. The stocking levels were to be 1800 dry sheep 3½ months from mid-December to the beginning of April. This was later amended to 1800 sheep (*including not more than 800 breeding ewes*) for 3½ months from end December to beginning of April.

Pastoral Lease Po302 was finally registered on the 18 February 1966 for a term of 33 years from 1 July 1963. Registration had further been delayed by the death of Richard Tamblyn. Therefore the lease was issued in the names of A R Tamblyn and Trustees Executors.

Further boundary adjustments were discussed in relation to Bain's Block, Mount Hope and this lease during the 1970's, but no further adjustments were made.

A realignment of Pomahaka Road occurred in the early 1980's. There is no indication on file of this realignment having ever been legalised.

Notice was given by the Otago Catchment Board in April 1983 that the Board had granted a continuance of water rights in favour of three properties that affected unformed roads within Run 760. This does not appear to affect the lease as such and no registrations have been made on the lease relative to this.

The property was transferred to the current holder from the estate of his father in April 1989.

The remaining information on the files is of a routine nature only.

(3) Summary of lease document:

Terms of lease:

The commencement date of the pastoral lease on Crown files is in agreement with the lease document. The lease was issued for 33 years from 1 July 1963 and renewed for a further 33 years from 1 July 1996.

The ownership is the same as used on Crown files and in the Status Check.

No non-standard conditions are recorded.

Original lease stock limit:

1800 Sheep including not more than 800 breeding ewes for 3½ months from the end of December to the beginning of April.

Personal exemption to stock limit:

Exemption granted 13 February 1986:

1800 ewes plus 800 lambs at 3 ½ months January to mid April plus 30 breeding cows February to end of June.

Renewals and variations:

908426 Memorandum renewing the lease for a term of 33 years commencing 1 July 1996 and fixing (*for the first 11 years*) the annual rent at \$600 calculated on a rental value of \$40,000.

Area adjustments:

There have been no area adjustments to Po302 since the lease was issued in 1963.

Registered Interests:

There are no registered interests.

Unregistered Interests:

There are no unregistered interests recorded on the folio researched. There may be an outstanding commitment in relation to the road deviation in the early 1980's.

Other Interests:

No Electricity Agreement is registered on the lease.

No mining or prospecting licence or permit is registered.

No Section 417 Certificates under the Resource Management Act are registered.

There may be water rights relating to races within legal roads contained within the lease boundaries.

There are no recreation permits or DoC concessions recorded against this lease.

(4) *Summarise any Government programmes for the lease:*

The Grafton Hills property was involved in a Catchment Control Scheme for the Coal Creek catchment. This does not appear to have any ongoing commitments in relation to the lease. This lease was not part of the Rabbit and Land Management Programme.

(5) *Summary of Land Status Report:*

Copy attached as Schedule A.

5.1 The Pastoral Lease:

The Land Status Report confirms the Crown Land Status under the Land Act 1948, subject to pastoral lease registered as OT2C/891.

The area of the lease is confirmed as 744.6216 ha, which agrees with the lease document.

A reconciliation of this area over time is attached.

Encumbrances recorded on the lease:

The Land Status Report states that the lease is subject to Part IVA of the Conservation Act 1987. No other encumbrances are recorded. This is in agreement with lease details section of this report to 31 May 2002.

The legal description is confirmed as that being used in this Due Diligence Report. The Crown retains mineral ownership.

The Land Status Check confirms that no conservation land exists within the Grafton Hills lease boundaries. This Due Diligence Report agrees with this. No UCL land is identified within the lease.

There is a marginal strip shown on Bullock Creek. The Status Check correctly states that there are no recreation permits over the lease. It also confirms that there are no DoC concessions or mining interests affecting the lease.

No matters are noted which require further investigation.

5.2 Other Land:

No other land is covered in the Status Check.

(6) Review of topographical and Cadastral data:

Topographical Map:

The lease is shown as a mid-altitude tussock block with access by formed legal road. The block is dissected by the Bullock Creek and tributaries and rises to an altitude of 1233 metres at its northern extent.

The map also shows a formed road passing through the lease from the eastern boundary to the south-western corner with a minor track deviating to the Bullock Creek.

Water races were shown on the old NZMS 1 topographical maps but not on the more recent series. The topographical map is unclear as to fencing, but it is believed that the block is fenced on the boundary with no internal subdivision. No structures are shown on the lease.

Cadastral Map:

Legal roads are shown leading to the property, following the eastern boundary of the property, passing through the property close to the southern boundary and following the boundary on the south-western corner. These roads do not necessarily coincide with the formation identified from the topographical map. The map also shows the marginal strips on the Bullock Stream for approximately 1.5 kms from the southern boundary.

(7) Details of neighbouring Crown or Conservation land:

The Bain's Block conservation area (*G43001*) adjoins the northern tip of the lease. This lease adjoins Po307, Mount Hope on the western boundary, and Po314 Moa Hills on the southern boundary. The land to the east is held in fee simple titles.

(8) Summary of uncompleted actions or potential liabilities:

8.1 It appears that the Commissioner of Crown Lands agreed to a realignment of Pomahaka Road in 1982. From the topographical maps it appears that this road has been formed but there is no indication of any legalisation action having been undertaken. This may require further investigation.

ATTACHMENTS:

- Schedule A - Status Check.
- Attachment 1 - Recent copy of lease document OT2C/891.
- Attachment 2 - Correspondence relating to road realignment.

03 4489099 (4)

DTZ NEW ZEALAND

Appendix A

This report has been prepared on the instruction of Land Information New Zealand in terms of the contract number 50263 dated September 2001 and is undertaken for the purposes of the Crown Pastoral Leases Act 1998.

LAND STATUS REPORT for GRAFTON HILLS [LIPS ref.12560]

Property	1	of	1
Land District	Otago		
Legal Description	Run 760 Blocks IX and X Teviot Survey District.		
Area	744.6216 hectares.		
Status	Crown land subject to The Land Act 1948.		
Instrument of Title	All CIR OT 2C/891.		
Easements	Subject to Part IVA of Conservation Act 1987.		
Mineral Ownership	Minerals remain with the Crown, as the land has never been alienated since its acquisition for settlement purposes from the former Maori owners under the Kemp Deed of Purchase (1848).		
Statute	Land Act 1948 & Crown Pastoral Land Act 1998.		

Data Correct as of	11 April 2002
Certification Attached	Yes

Prepared by	Murray Bradley
Crown Accredited Agent	DTZ New Zealand

DTZ NEW ZEALAND

Appendix A

This report has been prepared on the instruction of Land Information New Zealand in terms of the contract number 50268 dated September 2001 and is undertaken for the purposes of the Crown Pastoral Leases Act 1998.

LAND STATUS REPORT for GRAFTON HILLS				<i>[LIPS ref.12560]</i>
Property	1	of	1	

Land District	Otago
Legal Description	Run 760 Blocks IX and X Teviot Survey District.
Area	744.6216 hectares.
Status	Crown land subject to The Land Act 1948.
Instrument of lease	All CIR OT 2C/891.
Encumbrances	Subject to Part IVA of Conservation Act 1987.
Mineral Ownership	Minerals remain with the Crown, as the land has never been alienated since its acquisition for settlement purposes from the former Maori owners under the Kemp Deed of Purchase (1848).
Statute	Land Act 1948 & Crown Pastoral Land Act 1998.

Data Correct as at	11 April 2002
[Certification Attached]	Yes

Prepared by	Murray Bradley
Crown Accredited Agent	DTZ New Zealand

DTZ NEW ZEALAND

Appendix B

This land status report has been prepared on the instruction of Land Information New Zealand in terms of the contract number 50268 dated September 2001 and is undertaken for the purposes of the Crown Pastoral Leases Act 1998.

LAND STATUS REPORT for GRAFTON HILLS				[LIPS ref.12560]
Property	1	of	1	

Land District	Otago
Legal Description	Run 760 Blocks IX and X Teviot Survey District.
Area	744.6216 hectares.
Status	Crown Land subject to The Land Act 1948.
Instrument of lease	All CIR OT 2C/891.
Encumbrances	Subject to Part IVA Conservation Act 1987.
Statute	Land Act 1948 & Crown Pastoral Land Act 1998.

Data Correct as at	11 April 2002
[Certification Attached]	Yes

Prepared by	Murray Bradley
Crown Accredited Agent	DTZ New Zealand

Certification:

Pursuant to section 11(1)(l) of the Survey Act 1986 and acting under delegated authority of the Surveyor-General pursuant to section 11 (2) of that act, I hereby certify that the land described above is; Crown Land subject to the Land Act 1948.

..... *M H Warburton*

Date *2* / *5* / 2002

Max Warburton, Chief Surveyor
Land Information New Zealand, Dunedin

GRAFTON HILLS RESEARCH - Property 1 of 1

Notes : This information does not affect the status of the land but was identified as possibly requiring further investigation at the due diligence stage : See Crown Pastoral Standard 6 paragraph 6	N/A.
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LAND STATUS REPORT for GRAFTON HILLS				[LIPS ref.12560]
Property	1	of	1	
Research Data: <i>Some Items may be not applicable</i>				
Property	1	of	1	
SDI Print Obtained	Yes			
NZMS 261 Ref	G43.			
Local Authority	Central Otago District Council			
Crown Acquisition Map	Kemp Deed of Purchase.			
SO Plan	SO 1706 (1879) – Defines the roads that bisect the pastoral run. SO 15989 (1967) Defines Run 760 which was formerly part of Run 519 and Run 691, Teviot Survey District.			
Relevant Gazette Notices	N/A			
CT Ref / Lease Ref	All CIR OT 2C/891.			
Legalisation Cards	SO 2361 – No legalisation card. SO 15989 – Refers to Run 758 only.			
CLR	The Crown Land Register records the following: Legal Description: Blocks IX and X Teviot Survey District SO Plan No: 15989. Area: 1840 acres (744.6216 hectares). Term of Lease: 33 years from 1 July 1963. File Reference: P302.			
Allocation Maps (if applicable)	A check of the SOE/DOC/UCL Allocation Maps Schedules revealed no allocations within the boundaries of this lease.			
VNZ Ref - if known	28472-29400			
Crown Grant Maps	The Crown Grant Map for the Teviot Survey District identified Runs 519 and 691.			
If subject land Marginal Strip:				
(a) Type [Sec 24(9) or Sec 58]	(a) Section 24(9) of The Conservation Act 1987.			
(b) Date Created	(b) 1 July 1996.			
(c) Plan Reference	(c) OT 2C/891.			

LAND STATUS REPORT for GRAFTON HILLS				[LIPS ref.12560]
Property	1	of	1	

Research – continued

Property	1	Of	1	
If Crown land – Check Irrigation Maps.				N/A
Mining Maps				There are no mining interests recorded within the boundaries of the Pastoral Lease in the National Mining Index.
If Road				
a) Is it created on a Block Plan - Section 43(1)(d) Transit NZ Act 1989				a) Crown Grant and Section 110(A) Public Works Act 1928
b) By Proc				b) N/A
c) Plan No				(c) SO Plan No's: 1706
Other Relevant Information.				
a) Concessions-Advice from DOC or DTZ New Zealand				(a) A marginal strip is located within the boundaries of this lease and is shown on the attached plan as G43004. Adjoining the lease is an area of conservation land shown as G43001.
b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998.				(b) Subject to Part 9 of The Ngai Tahu Claims Settlement Act 1998.
c) Mineral Ownership.				(c) Mines and minerals are owned by the Crown because the land has never been alienated since its requisition for settlement purposes from the former Maori owners under the Kemp Deed of Purchase (1848). Contained in (provide evidence): CT No's 337/43 and 337/170 being the earliest leases issued in the Land Transfer Office since the establishment of Pastoral Runs in the Otago Land District.
d) Other Information.				(d) Nil

GRAFTON HILLS PASTORAL LEASE

RECONCILIATION OF AREA IN LEASE

Run 691 CT 337/170 (1. 3.1942)	1830 acres	740.5747 hectares	✓
Plus Part Run 519 CT 337/53 (1. 3.1928)	<u>10 acres</u>	<u>4.0469 hectares</u>	✓
	1840 acres	744.6216 hectares	✓
CT 337/170 cancelled and new CT 2C/891, being a pastoral lease under The Land Act 1948, issued for this land plus the 10 acres (4.0469 hectares) in Part Run 519 (CT 337/53) 18. 2.1966.	1840 acres	744.6216 hectares	✓
Reappellation No. 311450 – The Land in CT No. 2C/891 is now known as Run 760 Blocks IX, X Teviot Survey District 3. 3.1967.	1840 acres	744.6216 hectares	✓

AREA AS RECORDED IN PRESENT LEASE

Run 760 Blocks IX and X, Teviot Survey District.	CT OT 2C/891	(18. 2.1966)	✓
Area in Metric	:	744.6216 hectares	✓
Area in CT OT 2C/891	:	744.6216 hectares	✓



COMPUTER INTEREST REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy


R.W. Muir
Registrar-General
of Land

Identifier OT2C/891
Land Registration District Otago
Date Registered 18 February 1966 10:20 am

Prior References
OT337/170 OT337/43

Type	Lease under s83 Land Act 1948	
Area	744.6216 hectares more or less	Term 33 years commencing on the 1st day of July 1963 and renewed for a further 33 years commencing on 1.7.1996

Legal Description Run 760

Proprietors
Richard Naish Tamblyn

Interests

908426 Renewal of Crown Lease for a further 33 years commencing on 1.7.1996 and fixing (for the first 11 years) the annual rent at \$600.00 calculated on a rental value of \$40,000.00 - 22.5.1996 at 3.07 pm

~~LARGE~~
e of Statutory Land
1080
the Statutory Land
Stratton Act 1928
9.2am

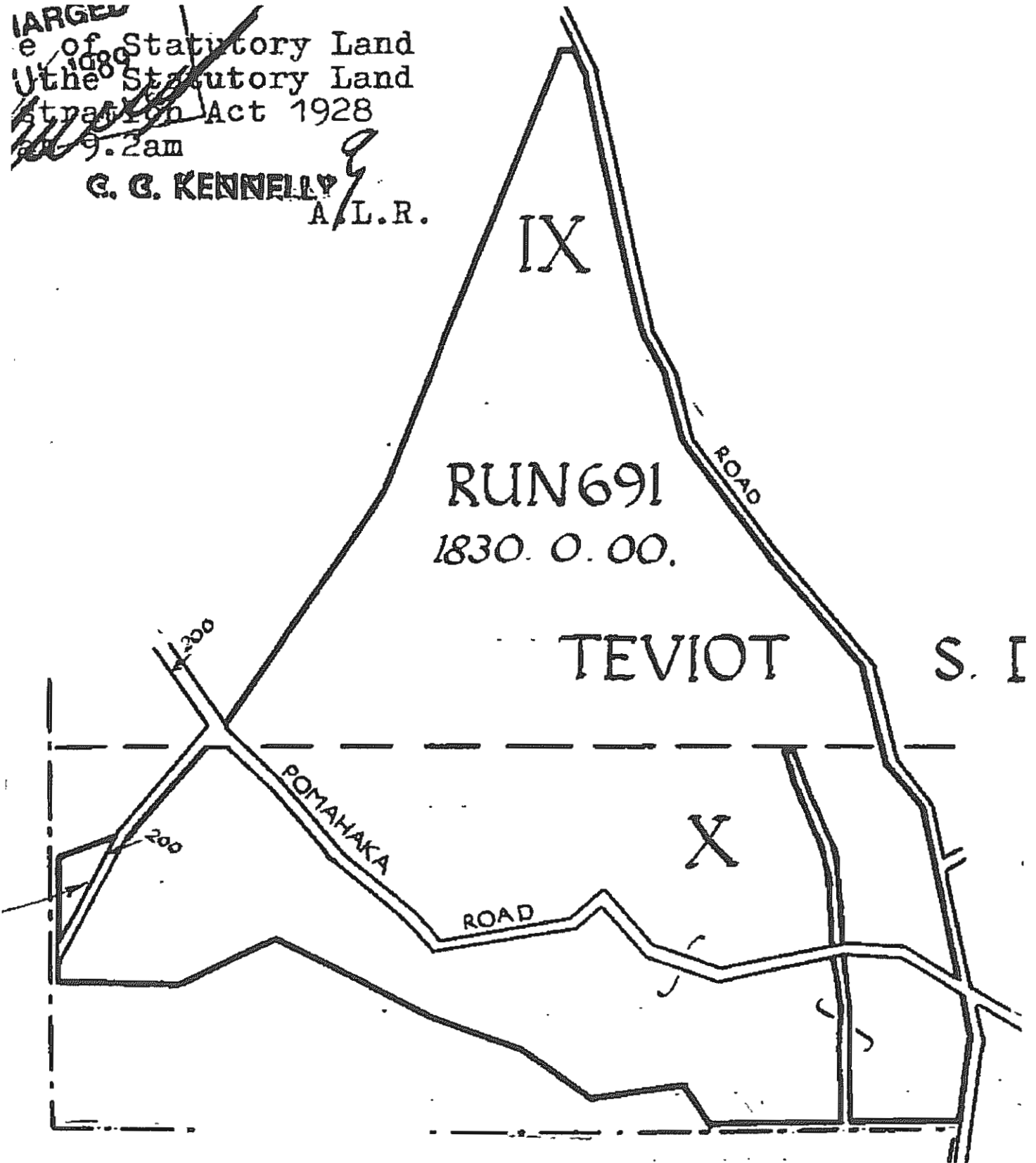
G. G. KENNELLY
A.L.R.

IX

RUN 691
1830. 0. 00.

TEVIOT

S. I



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



Historical Search Copy

R. W. Muir
Registrar-General
of Land

Identifier OT2C/891
Land Registration District Otago
Date Registered 18 February 1966 10:20 am

Prior References
 OT337/170 OT337/43

Type	Area	Term
Lease under s83 Land Act 1948	744.6216 hectares more or less	33 years commencing on the 1st day of July 1963 and renewed for a further 33 years commencing on 1.7.1996

Legal Description Run 760

Original Proprietors
 Richard Naish Tamblyn

Interests

- 734295.5 STATUTORY LAND CHARGE PURSUANT TO SECTION 14K FARM OWNERSHIP SAVINGS ACT 1974 - 31.7.1989 AT 9.35 AM
- 828666.2 Mortgage to Trust Bank Otago Limited - 28.4.1993 at 10.06 am
- 908426 Renewal of Crown Lease for a further 33 years commencing on 1.7.1996 and fixing (for the first 11 years) the annual rent at \$600.00 calculated on a rental value of \$40,000.00 - 22.5.1996 at 3.07 pm
- 5010739.1 Departmental Dealing correcting the title status from Register Only to Duplicate Existing - 18.10.2000 at 9:10 am
- 5010547.1 Discharge of Mortgage 828666.2 - 13.10.2000 at 3:51 pm
- 5010547.2 Discharge of Statutory Land Charge 734295.5 - 13.10.2000 at 3:51 pm

L. & S.—B. 4

Inner Ref. Vol. 337 fol. 170
337/43
L. & S. Ref. No. P.302

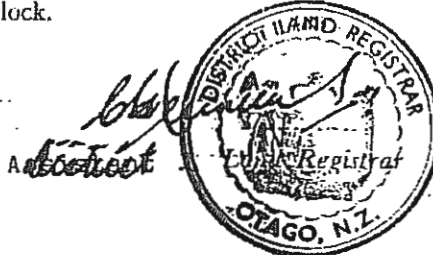
REGISTER
NEW ZEALAND

Entered in the Register-book, the
18th day of February

1966, at 10.20'clock.

No. 2C/891

REGISTERED IN THE LAND REGISTRY
OFFICE BUT NOT UNDER THE LAND
TRANSFER ACT.

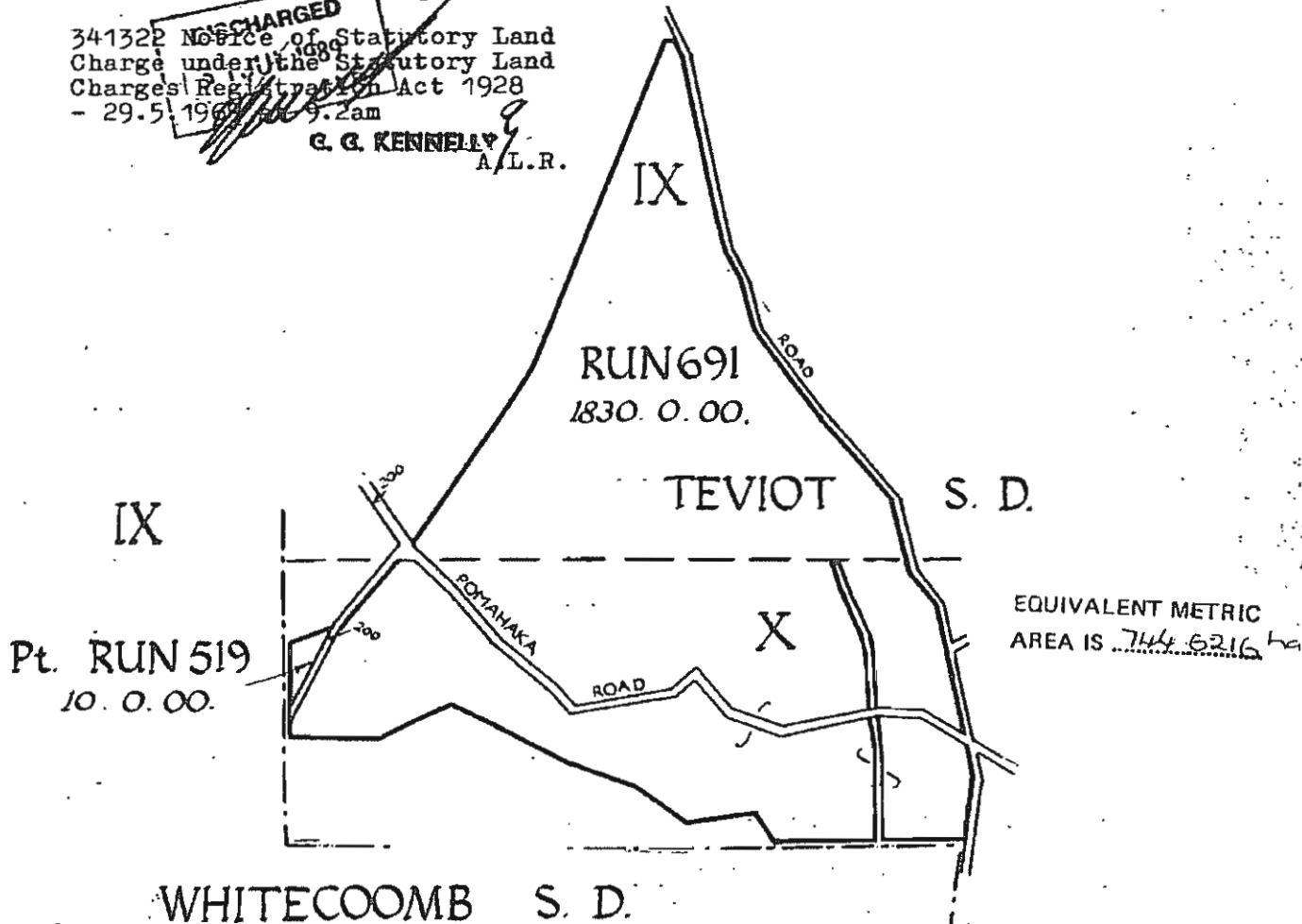


Pastoral Lease under the Land Act 1948

This Deed, made the 1st day of March 1963 between HER MAJESTY THE QUEEN (hereinafter referred to as "the Lessor") of the one part, and ANSELL RICHARD TAMBLYN of Roxburgh, Sheep Farmer (one half share) and THE TRUSTEES, EXECUTORS AND AGENCY COMPANY OF NEW ZEALAND LIMITED a duly incorporated Company having its registered office at Dunedin and the said ANSELL RICHARD TAMBLYN (one half share jointly interse) as (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 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 parcel of land containing by estimation 1,840 acres more or less, situated in the Land District of Otago, and being Run 691 and Part Run 519, Teviot Survey District

as the same is more particularly delineated with bold black lines on the plan hereon; together with the rights, tenants in common in equal shares

341322 Notice of Statutory Land Charge under the Statutory Land Charges Registration Act 1928 - 29.5.1963 at 9.2am
G. G. KENNELLY
A.L.R.



Total Area: 1840. 0. 00

Scale: 40 chains to an inch

S.O. 2361

No. 2C/891

ements, and appurtenances thereto belonging. TO HOLD the said premises intended to be hereby demised to the Lessee for the term of 33 years, commencing on the 1st day of July 1963, together with the period between the date of this lease and the aforesaid 1st day of July 1963, YIELDING and paying therefor unto the Department of Lands and Survey at Dunedin the annual rent of £35.00.00 payable without demand by equal half-yearly payments in advance on the 1st day of January and the 1st day of July in each and every year during the said term. AND also paying in respect of the improvements specified in the Schedule hereto the sum of £ by a deposit of £ (which has already been paid) and thereafter by half-yearly instalments of £ on the 1st day of January and the 1st day of July in each and every year.

AND the Lessee doth hereby covenant with the Lessor as follows:

1. THAT without derogating from or restricting the covenants contained and implied in this lease and on the part of the Lessee to be performed or complied with the Lessee will not at any time during the said term depasture on the land hereby demised more than 1800 sheep which number shall not include more than 800 breeding ewes nor more than cattle which number shall not include more than breeding cows. PROVIDED HOWEVER that the Lessee may with the prior written consent of the Land Settlement Board carry such additional stock on such terms and conditions as may therein be specified subject nevertheless to the right of the Land Settlement Board to revoke or vary such consent at any time.

2. That the Lessee will at all times farm the land hereby demised in a manner to promote soil conservation and prevent erosion and will comply with the provisions of the Soil Conservation and Rivers Control Act 1941.

AND it is hereby agreed and declared by and between the Lessor and Lessee:

THAT pursuant to the provisions of the Noxious Animals Act 1956 officers and employees of the New Zealand Forest Service and other authorised persons 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 Service is charged with the duty of exterminating or controlling, or for the purpose of destroying any such animals: Provided that such officers, employees and other authorised persons in the performance of the said duties shall at all times avoid undue disturbance of the Lessee's stock.

AND it is hereby declared and agreed that these presents are intended to take effect as a Pastoral Lease of pastoral land under section 66 of the Land Act 1948, 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.

*for 3 1/2 months from the end of December to the beginning of April

SCHEDULE OF IMPROVEMENTS BELONGING TO THE CROWN

N11

Assistant:

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

Assistant:

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

Witness:

Occupation:

Address:

MW Ryan

Clerk

Lands & Survey Dept Dunedin

[Signature]

Assistant Commissioner of Crown Lands.

Ansell Richard Tamblyn

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

Witness:

Occupation:

Address:

[Signature]

Postmaster

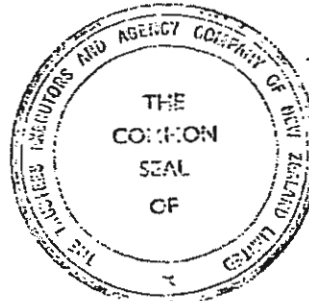
Roxburgh

A R Tamblyn

Lessee.

C.T. 20/891

The Common Seal of The Trustees Executors and Agency Company of New Zealand Limited was hereunto affixed in the presence of:



[Signature] Director

[Signature] General Manager

375922 Mortgage to The Trustees Executors and Agency Company of New Zealand Limited = 16.9.1971 at 2.57 pm

[Signature]
A.L.R.

734295/3 Transfer to Richard Naish Tamblyn of Roxburgh Farmer - 31.7.1989 at 9.35am

[Signature]
A.L.R.

479221 Mortgage to Galloway and Chettleburgh Nominees Limited - 9.6.1977 at 10.58 am

[Signature]
A.L.R.

734295/4 Mortgage to The Trustees Executors and Agency Company of New Zealand Limited = 31.7.1989 at 9.35am

[Signature]
A.L.R.

734295/5 Statutory Land Charge under Section 14K Farm Ownership Savings Act 1974 - 31.7.1989 at 9.35am.

[Signature]
A.L.R.

484054 Mortgage to Galloway and Chettleburgh Nominees Limited - 30.8.1977 at 10.58 am

[Signature]
A.L.R.

783672/2 Mortgage to The Rural Bank Limited - 17.7.1991 at 9.52am

[Signature]
A.L.R.

575084/1 Transmission of the 1/2 share of Ansell Richard Tamblyn to The Trustees Executors and Agency Company of New Zealand Limited entered 7.5.1982 at 2.26 pm

[Signature]
A.L.R.

783672/3 Memorandum of Priority ranking Mortgage 783672/2 as a first mortgage and Statutory Land Charge 734295/5 as a second mortgage - 17.7.1991 at 9.52am

[Signature]
A.L.R.

575084/2 Transmission of the 1/2 share of Ansell Richard Tamblyn and The Trustees Executors and Agency Company of New Zealand Limited to The Trustees Executors and Agency Company of New Zealand Limited as survivors entered 7.5.1982 at 2.26 pm

[Signature]
A.L.R.

828666/2 Mortgage to Trust Bank Otago Limited - 28.4.1993 at 10.06 am

[Signature]
A.L.R.

The within land is now known as Run 760 Blocks EX, X Teviot S.D. (area 1840 acres) - 3.3.1967 at 1.46 pm.

See Reappellation 311450

[Signature]

908426 Memorandum renewing the term of the within lease for a further term of 33 years commencing on 1.7.1996 and fixing (for the first 11 years) the annual rent at \$600.00 calculated on a rental value of \$40,000.00 - 22.5.1996 at 3.07pm

[Signature]
A.L.R.

594130 Mortgage to The Rural Banking and Finance Corporation of New Zealand - 4.5.1983 at 2.00 pm

[Signature]
A.L.R.

[Signature]
A.L.R.

2

20/891

LAND & DEEDS	
Nature:	P. loan
	LTS
18 FEB 1966	
ma:	10.20
Fee: £	-:15: 5m
Abstract No.	98

7



(3)

188

9/263/1
P 302

Miss Bloxham

770 650

896

DUNEDIN

14 April 1982

The County Clerk
Tuapeka County Council
Box 24
LAWRENCE

Dear Mr McAllister

POMAHAKA ROAD DEVIATION
ESTATE A R TAMBLYN AT COAL CREEK

I refer to your telephone conversation with Mrs Bond of this office on 7 April 1982.

Approval has been given to the road deviation as shown on the plan attached to your letter of 3 March 1982 subject to

- a the proposed road line being inspected and approved by my field staff
- b your council arranging for and meeting all costs associated with the legalisation

The deviation will result in no reduction in the annual rent or stock limitation.

The inspection will be undertaken by my Alexandra field staff. Please contact Assistant District Field Officer Laming if you wish to arrange a mutually convenient time for inspection.

Yours faithfully

MCB 15/4

H C Bloxham (Miss) -
for Commissioner of Crown Lands

B/V 7/5/82

ACB ✓

ADFO
ALEXANDRA

COpy for your information.

Mr McAllister will probably be contacting you shortly
as the proposed works ~~are~~ to commence in 2-3 weeks.

I also note from the file that a routine inspection
report has not been completed for some time and it may
be a suitable opportunity to do this now.

AD 15/4.

H C Bloxham (Miss)
for Commissioner of Crown Lands

L. & S.-F. 14B

DEPARTMENT OF LANDS AND SURVEY

OUR FILE: P.302

YOUR FILE:

From A/D.F.O. Alexander

Date: 17 September, 1982

To C.C.L. Dunedin (Attention: H. Bloxham)

Ref: Ours/Yours of

Person to consult: S. Waldron

SUBJECT: POMAHAKA ROAD DEVIATION - ESTATE A.R. TAMBLYN, COAL CREEK:

I have contacted Mr H. Mills, Tuapeka County representative about the above proposed works.

As access is difficult until mid. October, it is proposed that an inspection take place then. I will forward my report after such has taken place.

S. Waldron
S. F. WALDRON
FIELD OFFICER

AKB

Refer to 188

Noted

Action on 9/-?

BRING-UP
26 / 11 / 82
LA

Check to see if report completed.

Ref: P 302

LANDS AND SURVEY
DUNEDIN
RECEIVED
21 OCT 1982

DEPARTMENT OF LANDS AND SURVEY
DUNEDIN

SOIL DISTURBANCE PERMIT

A

PROPERTY NAME:

Estate A.R. Lamblyn at Coal Creek "Grafton Hills"

LESSEE:

A.R. Lamblyn Sons

LOCATION:

Roxburgh

B

PARTICULARS OF WORK:

a) REASON

Suapeka County Council Pomahaka Road Deviation

b) UNSUBSIDISED

c) LENGTH

est. 1.6 kms

d) AREA

NA

e) OPERATIONS

D.B. followed by Grader: limited new works plus upgrading of existing track

f) OWNER OPERATOR OR NAME OF CONTRACTOR

local contractor and County Grader

C

LOCATION OF WORK:

Run Block Lamblyns Estate

(Refer Plan)

(refer attached plan)

D

TIME OF WORK:

(Commencing Date and Expiry Date)

Commencing around November 1982

E

STANDARD CONDITIONS:

To follow normal standard conditions as supplied by department

F

SPECIAL CONDITIONS:

No Special Conditions

APPROVED

S. J. Halderon

Field Officer 18/10/82,
for Commissioner of Crown Lands

AGREED

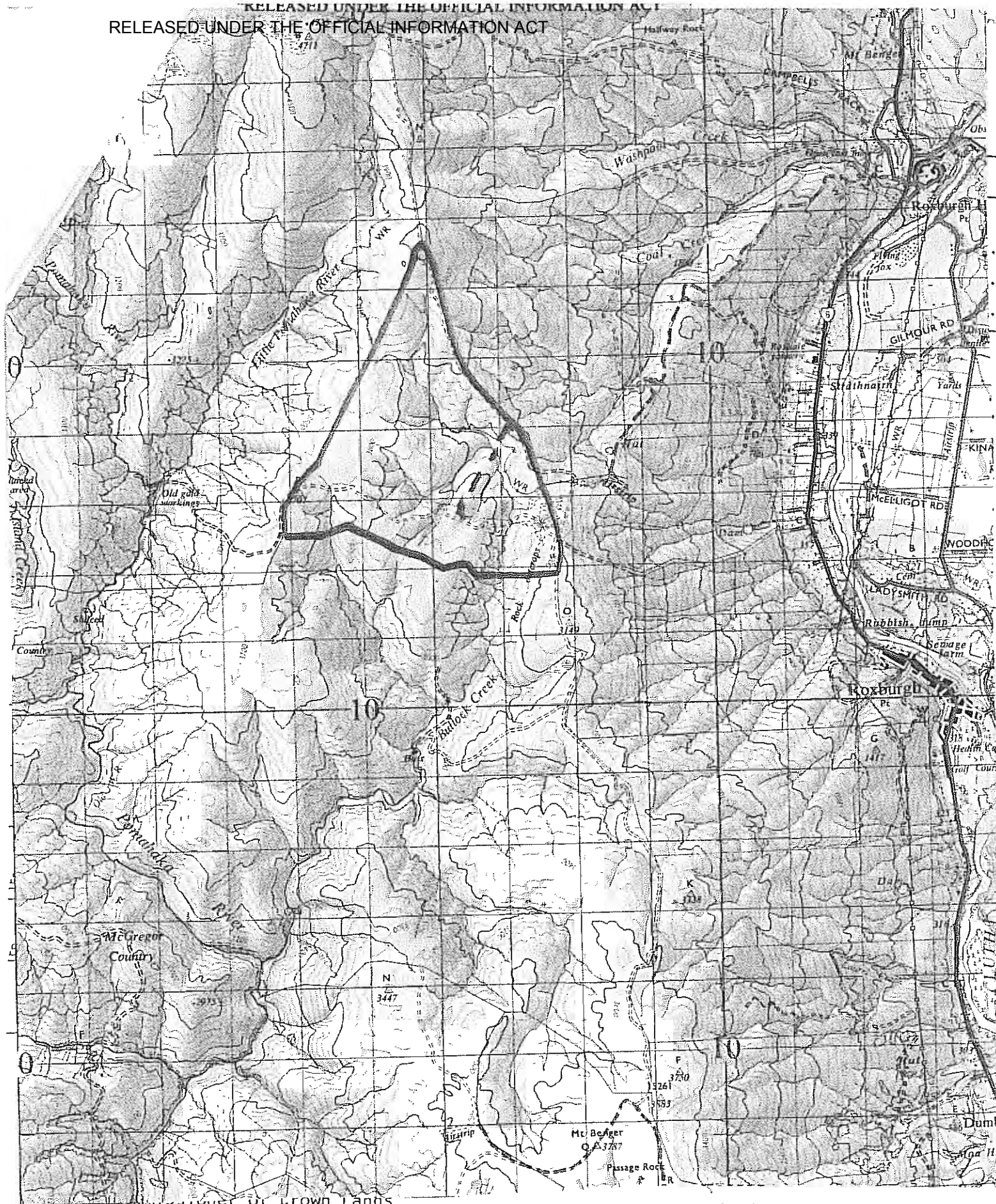
A. R. Lamblyn

Lessee

Suapeka County Council
Representative

CONFIRMED

26/10
LA



Commissioner of Crown Lands

*Sturges County Council
Representative*

CONFIRMED

*26/10
LA*

193

P 302
9/263/1

rs Bond

770 650

896
DUNEDIN

17 January 1983

The County Clerk
Tuapeka County Council
Box 24
LAWRENCE

Dear Sir

POMAHAKA ROAD DEVIATION AT COAL CREEK - ESTATE A R TAMBLYN

My letter of 14 October 1982 refers.

I confirm that the line of the deviation has been approved and there is no objection from this department.

Please forward the consent forms for execution when you are undertaking the necessary road legalisation work.

Yours faithfully

SKB 17/1
S K Bond (Mrs)
for Commissioner of Crown Lands

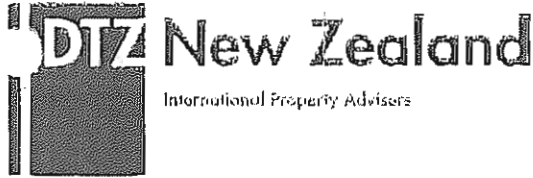
From: Grant Webley
To: Caroline Mason
Subject: Contract 50268

Hi Caroline

This is to acknowledge the receipt of the Status Report for Grafton Hills.

Cheers

CC: Murray Bradley



FACSIMILE

TO	Grant Webley	COMPANY	Land Information NZ
FAX NO	365 9715	PAGES	3 pages (incl. this page)
FROM	Murray Bradley	DATE	24 May 2002
TEL NO	03 964 3740 (ddi)	REPLY FAX	03 379 8440
SUBJECT	GRAFTON HILLS STATUS REPORT		

Hello Grant,

As discussed please find attached the signed copies of the status report completed and approved by the C/S for Grafton Hills.

I apologise for not sending you the sign copies earlier.

Regards


Murray Bradley
Manager Public Sector Services

Note: This fax is intended for the named addressee only.
It contains information which may be confidential and which may also be privileged.
Unless you are the named addressee you may neither copy nor use it nor disclose it to anyone else. If you have received this fax in error, or it is unclear, please notify us immediately on (03) 379 9787.
DTZ New Zealand Limited MREINZ, Level 4, 76 Cashel Street, PO Box 142, Christchurch, New Zealand
Telephone +64 3 3799787 Fax +64 3 3798440 Email christchurch@dtz.co.nz Website www.dtz.co.nz



Our Ref : Contract 50268 Our File Ref: 1012

Your Ref: P 302 LIPS (12560)

16 May 2002.

Crown Property Management
Land Information New Zealand
Private Bag 4721
CHRISTCHURCH

Attention : Mr G Webley



Dear Sir

STATUS INVESTIGATIONS – PASTORAL TENURE REVIEW, CONTRACT 50268

As required in terms of Crown Pastoral Standard 6, please find attached the approved Status Report for the following pastoral lease on contract 50268 being :

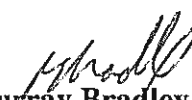
GRAFTON HILLS(P 302)

Attached for this Lease are :

- Status Check Report
- One colour photocopy of the Topo Plan.
- One copy of a Cadastral Plan

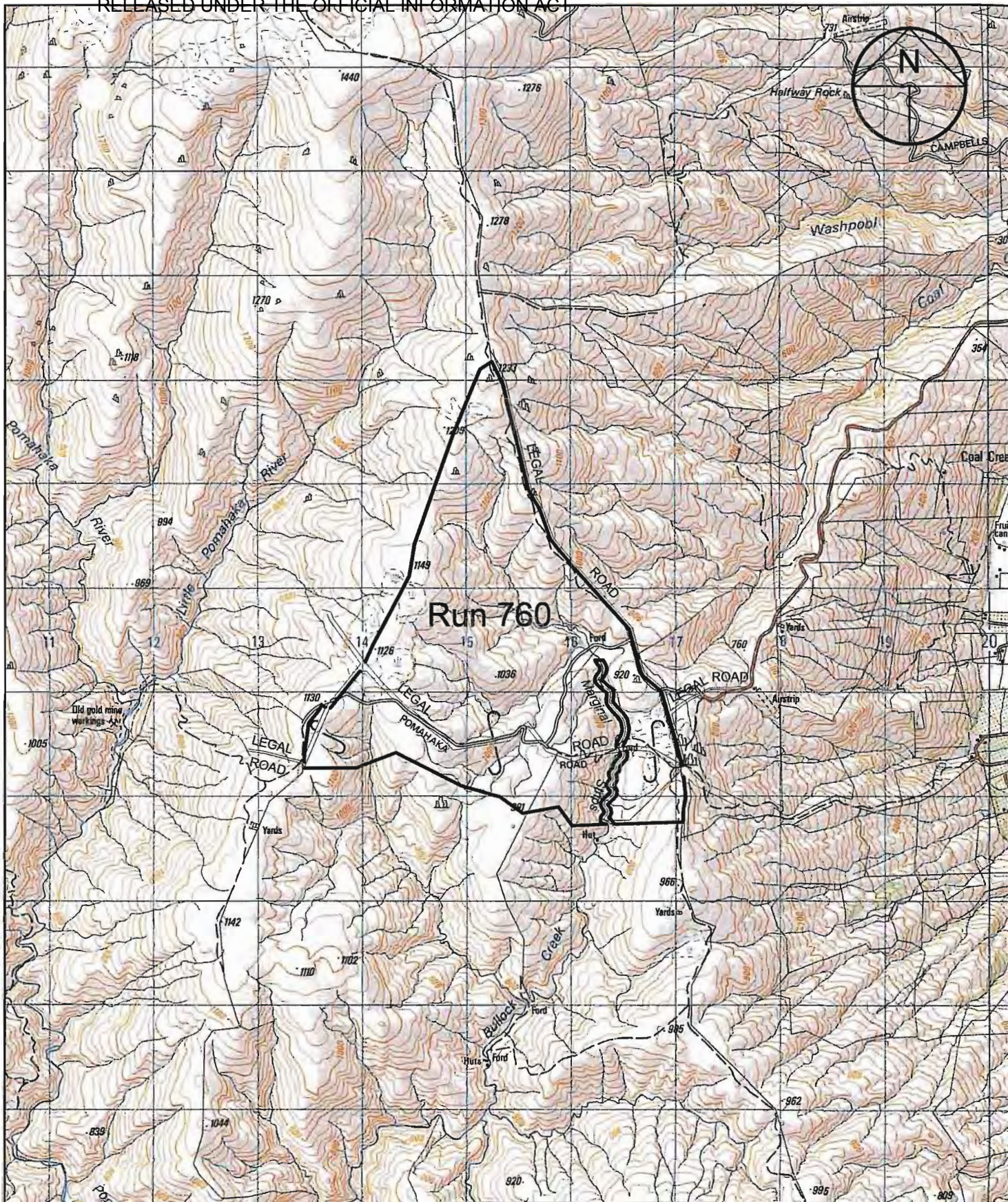
Please acknowledge receipt, of the Status Report and plans to my attention at this office. Thank you.

Yours faithfully
DTZ New Zealand


Murray Bradley
Manager Public Sector/Crown Accredited Supplier.

DTZ New Zealand Limited MREINZ, Level 4, 76 Cashel Street, Christchurch, PO Box 142, Christchurch, New Zealand
Telephone +64 3 379 9787 Fax +64 3 379 8440 Email christchurch@dtz.co.nz Website www.dtz.co.nz

DTZ New Zealand is within the DTZ Debenham Tie Leung group of companies. This group is in international alliance with AEW Capital Management and the Staubach Company in USA. Globally DTZ has over 6,500 staff in 33 countries and 125 offices.



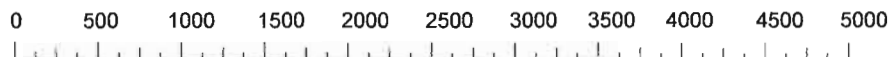
Marginal Strip Subject to Sec 24(9) Conservation Act 1987 - - - - -	Version 1 2 3 4 5	Otago Land District Topographic Map 260 - G43	Sheet 1 of 1 Date 16/05/02
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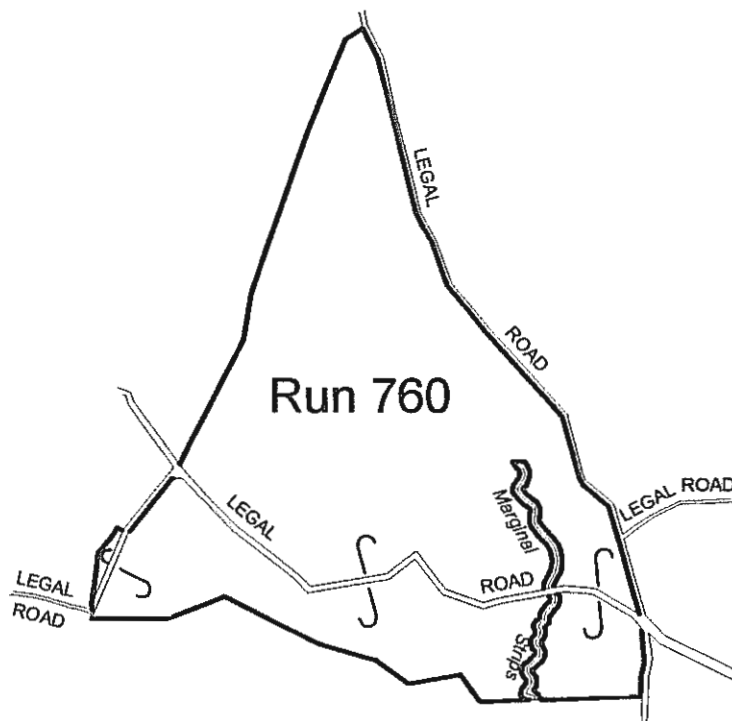
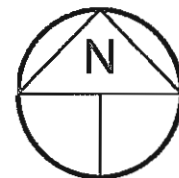


PO Box 13-343
 Christchurch
 Ph: 379 9903

Grafton Hills

Scale 1:50000





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

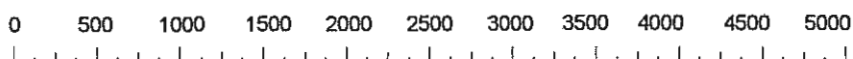
Version	1	2	3	4	5
Otago Land District					Sheet 1 of 1
Topographic Map 260 - G43					Date 16/05/02



PO Box 13-343
Christchurch
Ph: 379 9903

Grafton Hills

Scale 1:50000





BLUETTI 5651 CERTIFIED Data
COPY-D1/01.PCS 010.26/01/02.08:40



DocID: 110317505

Our Ref : 1012Your Ref: LIPS 12560 File Ref: P 302

23 April 2002.

Chief Surveyor
Land Information New Zealand
Private Bag 1929
DUNEDIN.

Attention : Mr Max Warburton.

Dear Sir

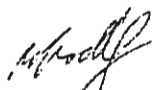
RE : GRAFTON HILLS PASTORAL LEASE (P 302) - STATUS REPORT

Please find attached a status report on Crown Pastoral Lease, Grafton Hills (P 302) for your certification please.

Our Certificate of Authorisation is attached.

Would please charge your Certification Fee to our Account No A 00077.

Yours faithfully


Murray Bradley
Manager
Public Sector Services
Crown Accredited Supplier / Nominated Person

DTZ New Zealand Limited MREINZ, Level 4, 76 Cashel Street, Christchurch, PO Box 142, Christchurch, New Zealand
Telephone +64 3 379 9787 Fax +64 3 379 8440 Email christchurch@dtz.co.nz Website www.dtz.co.nz

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File reference : LINZ (LIPS 12560) P302

CERTIFICATE OF AUTHORISATION

PROPERTY ADDRESS:
GRAFTON HILLS PASTORAL LEASE – P302 – STATUS REPORT.

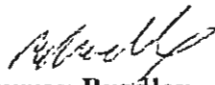
ASSURANCE

DTZ New Zealand gives an assurance that the document attached to this certificate is in order for signature.

The decision when made will comply with the following statutory requirements :

- The New Standards & Guidelines Manuals Chief Crown Property Officer; Legalisation /Roading;OSG Standard 1995/05.
- Land Act 1948
- Crown Pastoral Land Act 1998

In giving this assurance **DTZ New Zealand** undertakes that all relevant policy instructions, legal requirements, court judgements and any other matters have been taken into account and applied where appropriate.


Murray Bradley
Crown Accredited Supplier / Nominated Person

Date : 23/4/2002

DTZ NEW ZEALAND

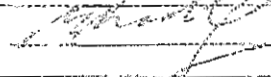
Appendix A

This report has been prepared on the instruction of Land Information New Zealand in terms of the contract number 50268 dated September 2001 and is undertaken for the purposes of the Crown Pastoral Leases Act 1998

LAND STATUS REPORT for GRAFTON HILLS				[LIPS ref. 12560]
Property	1	of	1	

Land District	Otago
Legal Description	Run 760 Blocks IX and X Teviot Survey District.
Area	744.5216 hectares.
Status	Crown land subject to The Land Act 1948.
Instrument of lease	All CIR OF 20/891.
Encumbrances	Subject to Part IVA of Conservation Act 1987.
Mineral Ownership	Minerals remain with the Crown, as the land has never been alienated since its acquisition for settlement purposes from the former Maori owners under the Kemp Deed of Purchase (1848).
Statute	Land Act 1948 & Crown Pastoral Land Act 1998.

Data Correct as at	11 April 2002
(Certification Attached)	Yes

Prepared by	Murray Bradley	
Crown Accredited Agent	DTZ New Zealand	