

Crown Pastoral Land Tenure Review

Lease name : GRAFTON HILLS

Lease number : PO 302

Due Diligence Report (including Status Report) - Part 2

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

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 302089 dated September 2001 and is undertaken for the purposes of the Crown Pastoral Lease Act 1998.

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

Land District	Otago
Legal Description	Rm 700 Blocks IX and X Tria for North District
Area	714 6216 hectares
Status	Crown Land subject to The Land Act 1948
Instrument of lease	All CR OF 2C/591
Encumbrances	Subject to Part IVA Conservation Act 1987
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

Certification:

Pursuant to section 11(1)(b) 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 Wainwright Date 26 2002
 Max Wainwright, 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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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)(1) 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.

Date / /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: *Some Items may be not applicable*

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	Ali 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 ✓

15989

15989

DISTRICT LAND SOUTHLAND

DISTRICT LAND SOUTHLAND

DISTRICT LAND SOUTHLAND

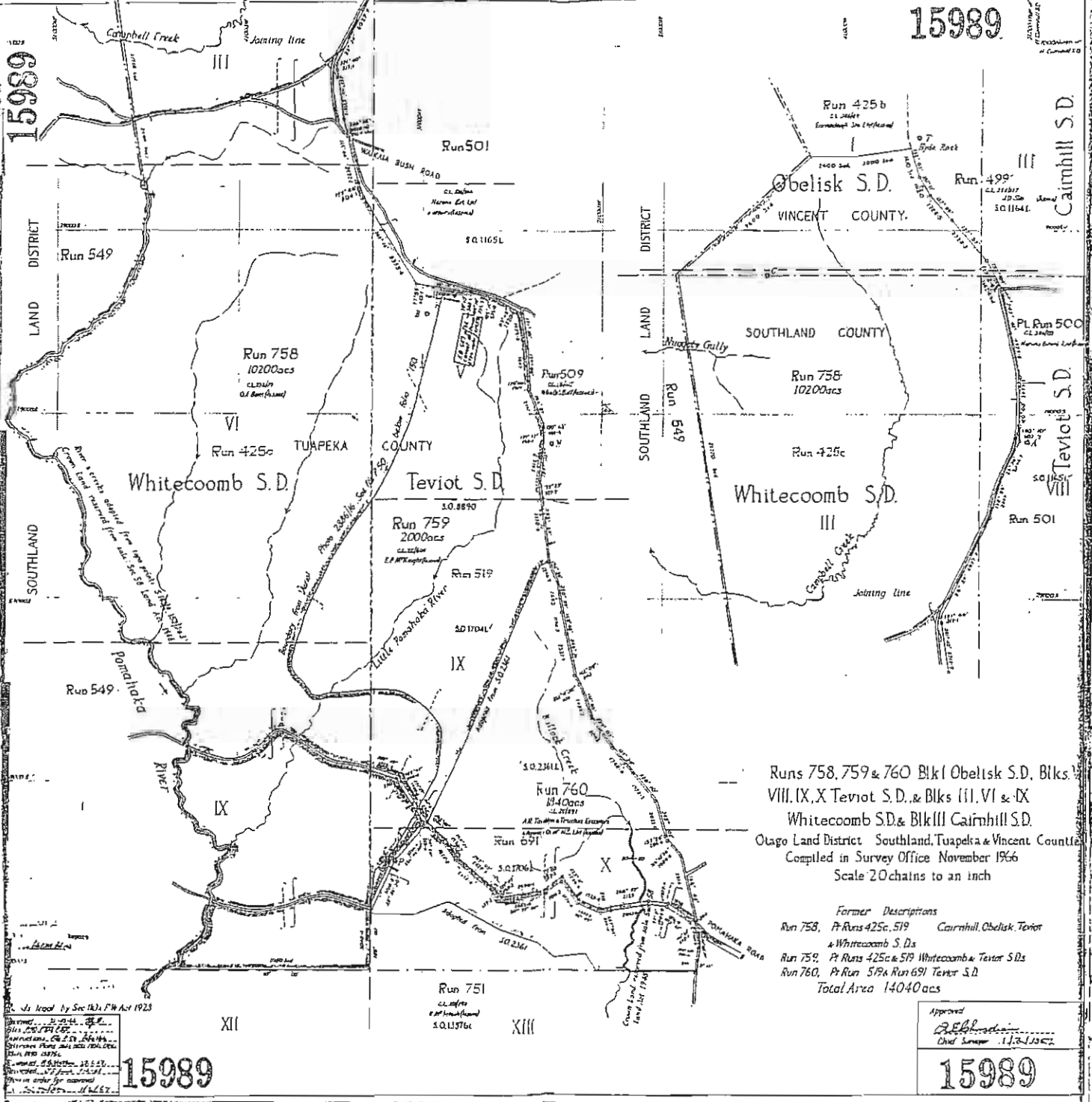
As to Road by Sec 10, 17th Act 1923

Approved: *[Signature]*
 District Surveyor 17th Act 1923

15989

15989

15989



Runs 758, 759 & 760 Blk I Obelisk S.D., Blks VIII, IX, X Teviot S.D., & Blks (II), VI & IX Whitecoomb S.D. & Blk III Cairnhill S.D.
 Otago Land District Southland, Tuapeka & Vincent Counties
 Compiled in Survey Office November 1966
 Scale 20 chains to an inch

Former Descriptions
 Run 758, Pt Runs 425c, 519 Cairnhill, Obelisk, Teviot & Whitecoomb S. D.s
 Run 759, Pt Runs 425c & 519 Whitecoomb & Teviot S.D.s
 Run 760, Pt Run 519 & Run 691 Teviot S.D.
 Total Area 14040 acres

Approved: *[Signature]*
 District Surveyor 17th Act 1923

15989

1706

1706

BLOCK IX TEVIOT DISTRICT

S.O. 15989

S.O. 13876

MOUNT BENER

COMMONAGE

S.O. 13042

422.0.16
422.0.17
422.0.18
422.0.19
422.0.20

BLOCK X TEVIOT DISTRICT

BLOCK XIV BENER DISTRICT

BLOCK II TEVIOT DISTRICT

S.O. 12534

BLOCK X TEVIOT DISTRICT

1706

1706

25



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

~~LARGELY~~
of Statutory Land
1080
The Statutory Land
Stratification Act 1928
at 9.2am

G. G. KENNELLY
A.L.R.

IX

RUN 691
1830. 0. 00.

TEVIOT

S. I

X

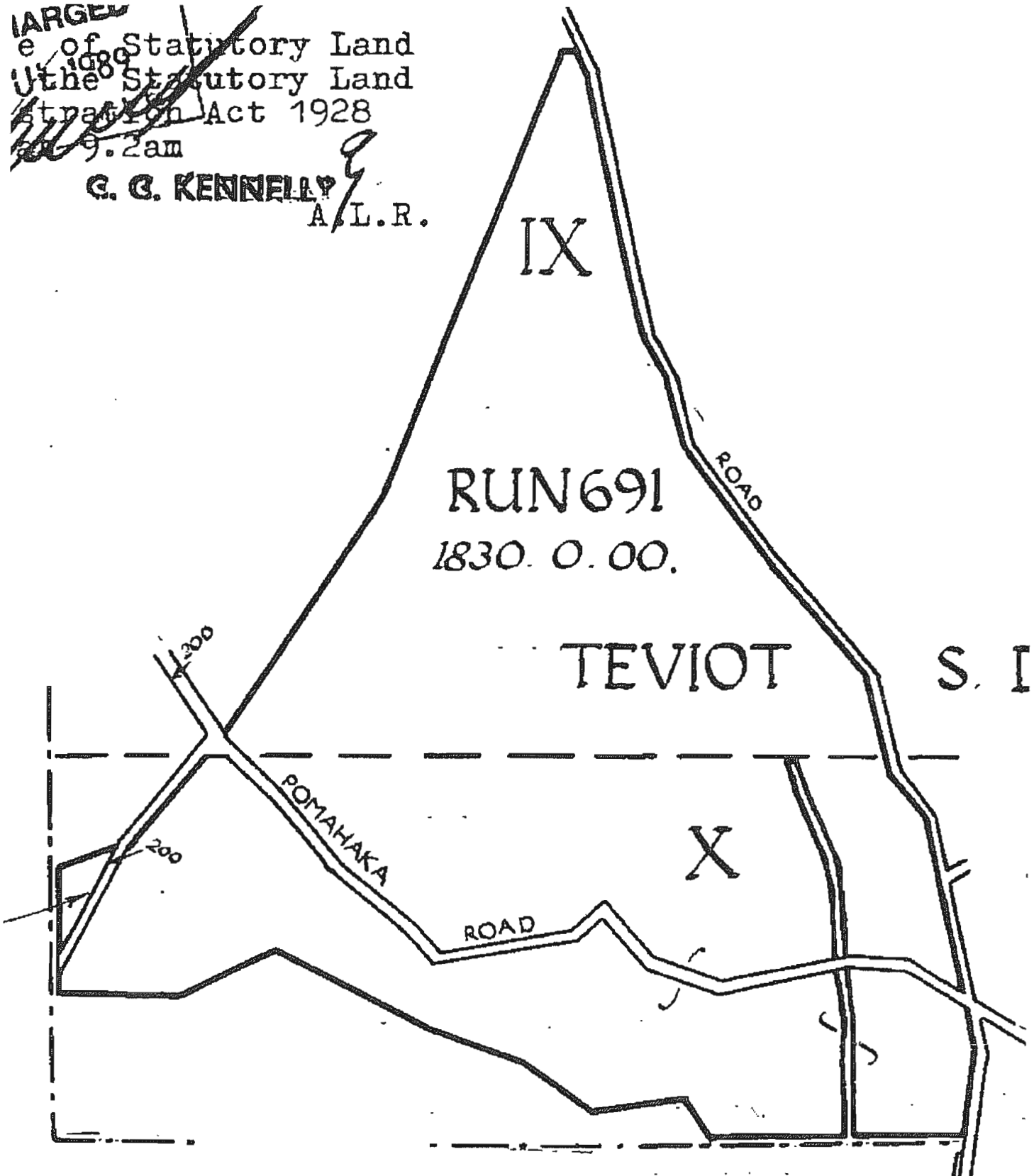
POMAHAKA

ROAD

ROAD

1200

200





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

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

Former 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

No. 2C/891

1966, at 10.20 o'clock.

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



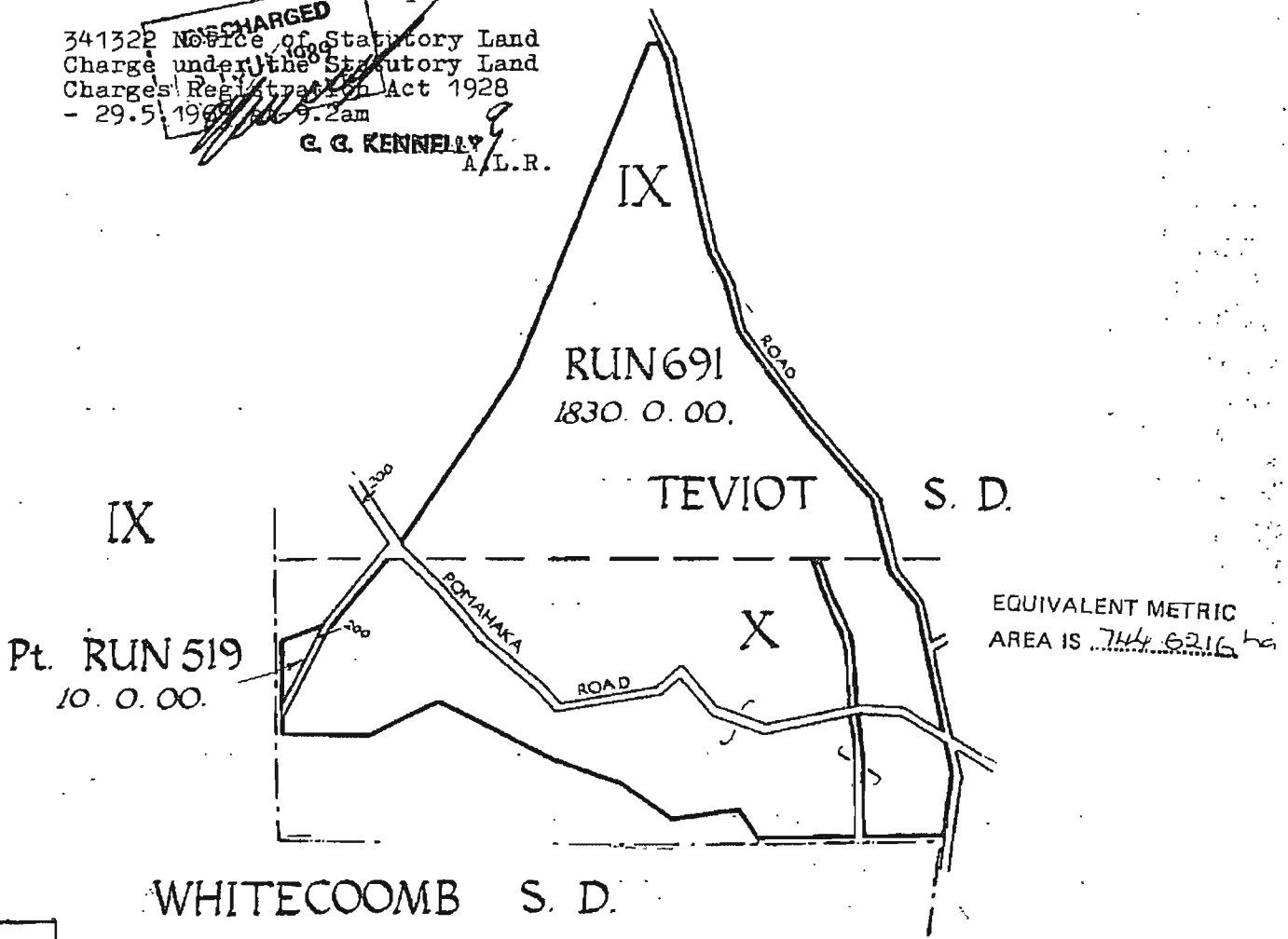
Pastoral Lease under the Land Act 1948

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

No. 2C/891

ements, and appurtenances thereto belonging. TO HOLD the said premises intended to be hereby demised unto 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 3½ months from the end of December to the beginning of April

SCHEDULE OF IMPROVEMENTS BELONGING TO THE CROWN

Nil

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:

MWR Ryan
Clerk

Lands & Survey Dept Dunedin

[Signature]

Assistant, Commissioner of Crown Lands.

Ansell Richard Tambllyn

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

Witness:

Occupation:

Address:

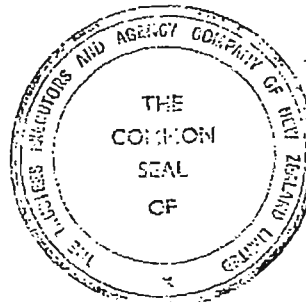
wife
Postmaster
Roxburgh

A R Tambllyn

Lessee.

C.T. 2C/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 Tamblin of Roxburgh Farmer - 31.7.1989 at 9.35am

[Signature]
A.L.R.

479221 Mortgage to Gallaway and Chettleburgh Nominees Limited - 9.6.1977 at 10.30 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 Gallaway and Chettleburgh Nominees Limited - 30.8.1977 at 10.30 am

[Signature]
A.L.R.

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

[Signature]
A.L.R.

575084/1 Transmission of the 1/2 share of Ansell Richard Tamblin 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 Tamblin 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 IX, 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.

2

20/891

LAND & DEEDS	
Nature:	<i>P. lease</i>
	<i>6.5</i>
18 FEB 1966	
Time:	<i>10.20</i>
Fee: £	<i>15.00</i>
Abstract No.	<i>98</i>

7

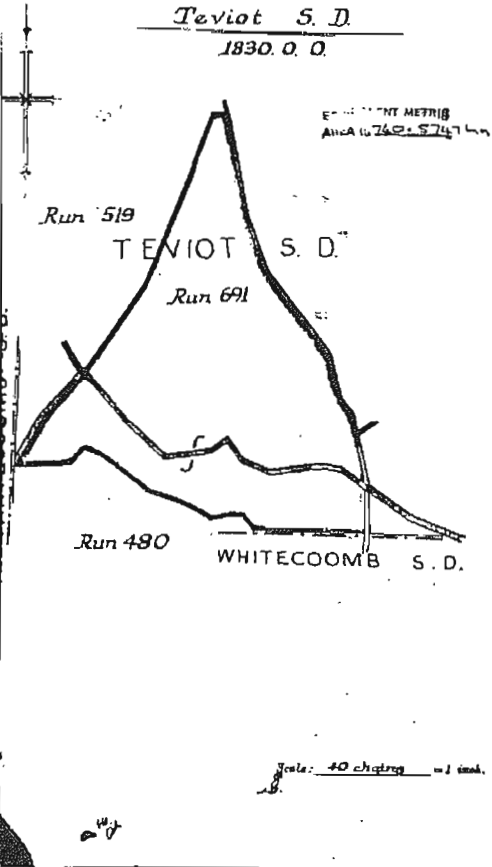


PLAN OF RUN No. 691 No. 1973



Registered in the LAND REGISTRY OFFICE
But Not under the LAND TRANSFER ACT
Reference Vol. 337 folio 170

License to occupy 691 Lands for Pastoral Purposes.



WHEREAS RICHARD JAMBLYN of DUNEDIN in the County of DUNEDIN in the Land District of DUNEDIN New Zealand, as the name is defined on the plan in the District Lands and Survey Office, as shown in the margin hereof, and has paid the sum of Ten pounds (\$ 10 : 0 : 0) being the first half-year's rent in advance for each year: The said RICHARD JAMBLYN is hereby licensed to occupy the said land for pastoral purposes for the term of twenty-one (21) years, to be computed from the first day of March, 1942, subject to all the provisions and conditions of the Land Act, 1924, so far as applicable hereto, and subject also to the payment of an annual rent of Twenty pounds (\$ 20 : 0 : 0) in equal parts, half-yearly in advance, on the first day of March and the first day of September in each and every year, payment for the first half-year's rent having already been made, and the rest of each half-yearly payment to be made on the first day of September, 1942 subject also to the conditions following, viz.:-

- (1) That if the licensee or any person claiming an interest through or under him shall make or cause to be made any agreement or contract, or shall give or cause to be given or taken any mortgage security for the purpose of raising or creating the proceeds of, or shall in any way whatsoever directly or indirectly contract or be party to a fraud upon, the Land Act, 1924, this license shall be liable to be forfeited and revoked;
- (2) That the licensee shall prevent the destruction or burning of timber or bush on the land comprised in this license, except as provided by section 563 of the Land Act, 1924;
- (3) That the licensee shall prevent the growth or spread of gorse, heather, hawthorn, blackberry, and sweetbrier on the land comprised in this license, and shall with all reasonable speed remove or cause to be removed all gorse, sweetbrier, broom, heather, blackberry, or other noxious weeds or plants, as may be directed by the Commissioner of Crown Lands;
- (4) That the licensee shall not burn any timber on the land comprised in this license, or permit any timber thereon to be burned save with the prior consent in writing of the Land Board of the DUNEDIN Land District; and
- (5) That the licensee shall destroy all rabbits on the land comprised in this license, and shall prevent their increase or spread, to the satisfaction of the Commissioner or an officer appointed by him to inspect the ground;
- (6) That the right is reserved to the Crown to enter on the land at any time during the term of the license for the purpose of killing deer.

This license is issued under the provisions of Section 282 of the Land Act, 1924, as a renewal of Pastoral Run License No. 162E.

And it is hereby declared that these provisions are intended to take effect as a package license only under the Land Act, 1924, and the provisions of that Act applicable to such licenses shall apply hereto as fully and effectually as if the same had been set out herein at length.

In witness whereof the Commissioner of Crown Lands, on behalf of the Land Board of the DUNEDIN Land District, hath hereunto set his hand and seal this first day of March, 1942.

Witness to the signature of the Commissioner of Crown Lands:-
 Witness: [Signature]
 Commissioner: [Signature]
 Address: [Signature]

Witness to the signature of the Licensee:-
 Witness: [Signature]
 Commissioner: [Signature]
 Address: [Signature]

RICHARD JAMBLYN the above-named Licensee, hereby accept this license on the terms and conditions specified therein.

Scale: 40 chains = 1 inch.

Transfer 174954 Robert Tumbly & the
Sons Robert Tumbly and Charles Robert
Tumbly of Kerkira, Chappinross as
joint tenants - passed 30th Oct 1951
at 2.450% W. H. H. H. H.
A.L.R.

Pastoral lease 20/891 awarded
for in this land.

A.L.R.
18/2/1966

Application to purchase and
disposal - A.L.R.

~~30/10/1951~~
~~State of Victoria, Department of Lands~~
~~1928~~

A.L.R.

PASTURAGE LICENSE

REGULATIONS

1928

COMMISSIONER OF CROWN LANDS

1928

1928

337/170

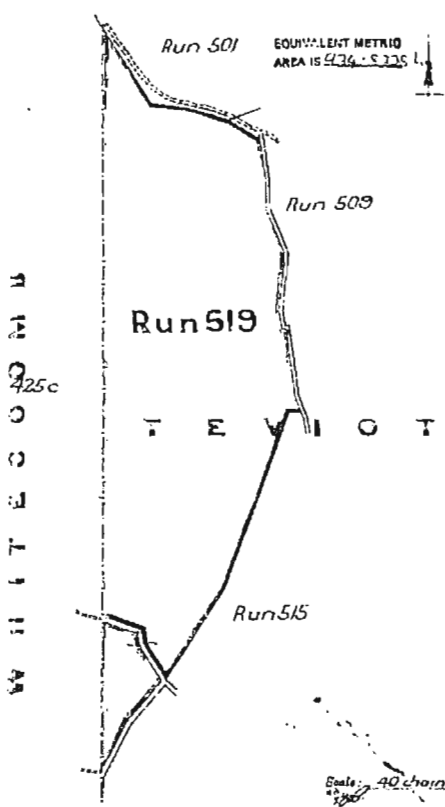
1928



Image Quality due to Condition of Original

Area 2310 acres

PLAN OF RUN No.



License to occupy Crown Lands for Pastoral Purposes
 No. 344

NEW ZEALAND.

(Crown Lands B-1)



Vol. 337, folio 43

License to occupy Crown Lands for Pastoral Purposes.

Whereas HENRY ALBERT TAMBLYN and WILLIAM TAMBLYN
 both of DUNEDIN of VAHAKURA

have acquired, under the provisions of the Land Act, 1924, a license to occupy for Pastoral Purposes all that area of Crown lands containing by estimation Two thousand three hundred and ten (2310) acres, more or less, and being Run numbered Five hundred and nineteen (519)

Teviot Survey District, situate in the County of Tuapeka, in the Land District of Otago, New Zealand, as the same is delineated on the plan in the District Lands and Survey Office, Dunedin, as shown in the margin hereof, and have paid the sum of Twelve pounds ten shillings (£12. 10. 0), being the first half-year's rent in advance for each Run: The said HENRY ALBERT TAMBLYN and WILLIAM TAMBLYN are hereby licensed to occupy the said land for pastoral purposes for the term of thirty-five (35) years, to be computed from the first day of March 1928, subject to all the provisions and conditions of the Land Act, 1924, so far as applicable hereto, and subject also to the payment of an annual rent of Twenty-five pounds.

(£25) in equal parts, half-yearly in advance, on the first day of March and the first day of September in each and every year, payment for the first half-year's rent having already been made, and the next of such half-yearly payments to be made on the first day of September, 1928.

Subject also to the conditions following, viz.—
 (1) That if the licensee or any person claiming an interest through or under him shall make or cause to be made any agreement or contract, or shall give or cause to be given or taken any negotiable security for the purpose of defeating or evading the provisions of, or shall in any way whatsoever directly or indirectly commit or be party to a fraud upon, the Land Act, 1924, this license shall be liable to be forfeited and revoked;
 (2) That the licensee shall prevent the destruction or burning of timber or bush on the land comprised in this license, except as provided by section 240 of the Land Act, 1924;
 (3) That the licensee shall prevent the growth or spread of gorse, broom, and sweetbrier on the land comprised in this license, and shall with all reasonable speed remove or cause to be removed all gorse, sweetbrier, broom, or other noxious weeds or plants, as may be directed by the Commissioner of Crown Lands;
 (4) That the licensee shall not burn any tussock on the land comprised in this license, or permit any tussock thereon to be burned save with the prior consent in writing of the Land Board of the Otago Land District; and
 (5) That the licensee shall destroy all rabbits on the land comprised in this license, and shall prevent their increase or spread, to the satisfaction of the Commissioner or an officer appointed by him to inspect the ground.

This license is granted as a renewal of Pastoral License No. 1456 in terms of Section 282 of The Land Act, 1924.

And it is hereby declared that these presents are intended to take effect as a pastorage license only under the Land Act, 1924, and the provisions of that Act applicable to such licenses shall apply hereto as fully and effectually as if the same had been set out hereon at length.

In witness whereof the Commissioner of Crown Lands, on behalf of the Land Board of the Otago Land District, hath hereunto set his hand, this first day of March, 1928.

(Signature)
 Commissioner of Crown Lands.

H. Albert Tamblyn and William Tamblyn, the above-named licensee, hereby accept this license and conditions specified therein.

(Signature)

*Whereof the land being
conveyed to the
Commissioner of Crown Lands
of Ontario in the
County of York
and the
City of Toronto
as part of the
land being held by the
said of the said*

H. G. Munro

The Land Board of the Otago Land District has consented to the *Commissioner of Crown Lands of Ontario* in this written license *to the said*

Dated at DUNEDIN this *17th* day of *January* 1934

H. G. Munro

The Land Board of the Otago Land District has consented to the *Commissioner of Crown Lands of Ontario* in this written license *to the said*

Dated at DUNEDIN this *17th* day of *January* 1934

H. G. Munro

*Commissioner of Crown Lands
372 to Richard Land of
Boal Brook Flat Farm
and Charles Ann Land of
of Ropelungh Sparter as
Licenses dated 6 July 1931
at 11.310c 10/20/30*

*Pastoral lease 20/891 renewed
for part run 519 (area
10 acres)*

H. G. Munro

Reference to 20/891, 20/892

337/43

R.N. 1844,
Dated 1st March 1928.

1928

COMMISSIONER OF CROWN LANDS

DUNEDIN

HENRY ALBERT ZAMBERT
and WILLIAM ZAMBERT.

PASTURAGE LICENSE.



**MEMORANDUM OF RENEWAL AND VARIATION
OF PASTORAL LEASE**

IN THE MATTER the Land Act 1948

AND

IN THE MATTER of Pastoral Lease No P302 registered in
Volume 2C Folio 891 Otago District
Land Registry from HER MAJESTY
THE QUEEN to **RICHARD NAISH
TAMBLYN OF ROXBURGH
FARMER**

- (1) Pursuant to Section 170 of the Land Act 1948 the term of the abovementioned lease registered in Volume 2C Folio 891 Otago Land Registry is renewed for a term of 33 years commencing on the 1st day of July 1996. The covenant to pay rent and the rental value contained in the lease is hereby varied by deleting the said covenant and substituting the following:

Yielding and paying therefore for the first 11 years of the said term unto the Commissioner of Crown Lands the annual rent of \$600.00 plus GST calculated on a rental value of \$40,000.00 payable without demand by equal half yearly payments in advance on the first day of January and the first day of July in each and every year during the said period of 11 years and for the next two successive periods of 11 years of the said term a rent determined in respect of each of those periods in the manner provided in Section 132A of the Land Act 1948.

Save as hereby expressly varied all the covenants conditions and restrictions contained or implied in the said Memorandum of Lease shall remain in full force.

IN WITNESS WHEREOF the parties have hereunto subscribed their names this
2nd day of February 1994.

SIGNED for and on behalf of HER MAJESTY)
THE QUEEN by the Commissioner of Crown)
Lands in the presence of:)

Witness: [Signature]

[Signature]
Commissioner of Crown Lands

Occupation: LYNETTE PORTER
TEAM MEMBER
Address: NATIONAL OFFICE
DEPARTMENT OF SURVEY
& LAND INFORMATION
WELLINGTON

SIGNED by the Lessee)
RICHARD NAISH TAMBLYN)
in the presence of:)

[Signature]
Lessee

Witness: [Signature]

Occupation: Land Secretary
Address: Porirua

MEMORANDUM OF RENEWAL OF PASTORAL LEASE

Particulars entered in the Register as shown herein on the date and at the time stamped below.

HER MAJESTY THE QUEEN Lessor

District/Assistant Land Registrar of Otago

RICHARD NAISH TAMBLYN Lessee

207 22MAY03 908426

20/09/01



KNIGHT FRANK (NZ) LIMITED
ALEXANDRA

311450

PARTICULARS ENTERED IN THE REGISTER-BOOK
FOLD Section Index P-2
Page 724 20/604
AT 1000 HLOOK. 1967 20/189)

[Signature]
Assistant Land Registrar
OTAGO
20/60



LAND & DEEDS	
Notes	<i>New App.</i>
Folio	<i>A.S.</i>
- 3 MAR 1967	
Time	<i>1.40</i>
Page	
	<i>5.3</i>

3/35/1

DEPARTMENT OF LANDS & SURVEY,
DUNEDIN.

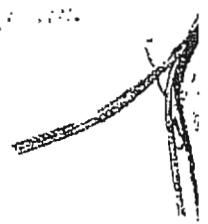
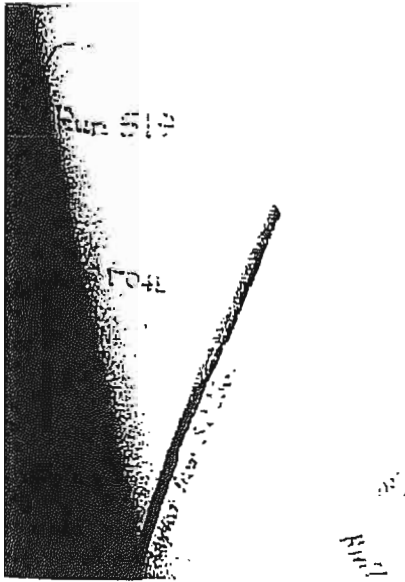
The District Land Registrar,
DUNEDIN

Please note the following alternations to descriptions.
A copy of the relevant plan is forwarded herewith.

<u>Former Description</u>	<u>New Description</u>	<u>S.O. Plan</u>
Part Runs 425C, 519, Cairnhill, Obelisk, Teviot and Whitecoomb S.D.'s.	Run 758, Block I, Obelisk S.D. Blocks V, VIII, IX, X, Teviot S.D. & Blocks III, VI, and IX, Whitecoomb S.D. & Block III, Cairnhill S.D. <u>Area: 10,200 acres.</u>	15989
Part Runs 425C and 519, Whitecoomb & Teviot S.D.'s.	Run 759, Blocks V, IX, X, Teviot S.D. and Blocks VI and IX, Whitecoomb S.D. <u>Area: 2000 acres.</u>	15989

A. E. CHRISTIAN
Chief Surveyor
Per: *A. Cowan*

A. E. CHRISTIAN
Chief Surveyor
Per: *A. Cowan*



11 APR 2002 11:46

DTZ NZ LTD +64 3 3798440

NO. 391 P. 3

From: LAND INFORMATION DIVISION

+64 3 474 5108

11/04/2002 12:05 #163 P.003/016



NAME

3/35/1

DEPARTMENT OF LANDS & SURVEY,
DUNEDIN.

The District Land Registrar,
DUNEDIN

Please note the following alternations to descriptions.
A copy of the relevant plan is forwarded herewith.

<u>Former Description</u>	<u>New Description</u>	<u>S.O. Plan</u>
Part Run 519 and Run 691, Teviot S.D.	Run 760, Blocks IX, X, Teviot S.D. Area: 1340 acres.	15989

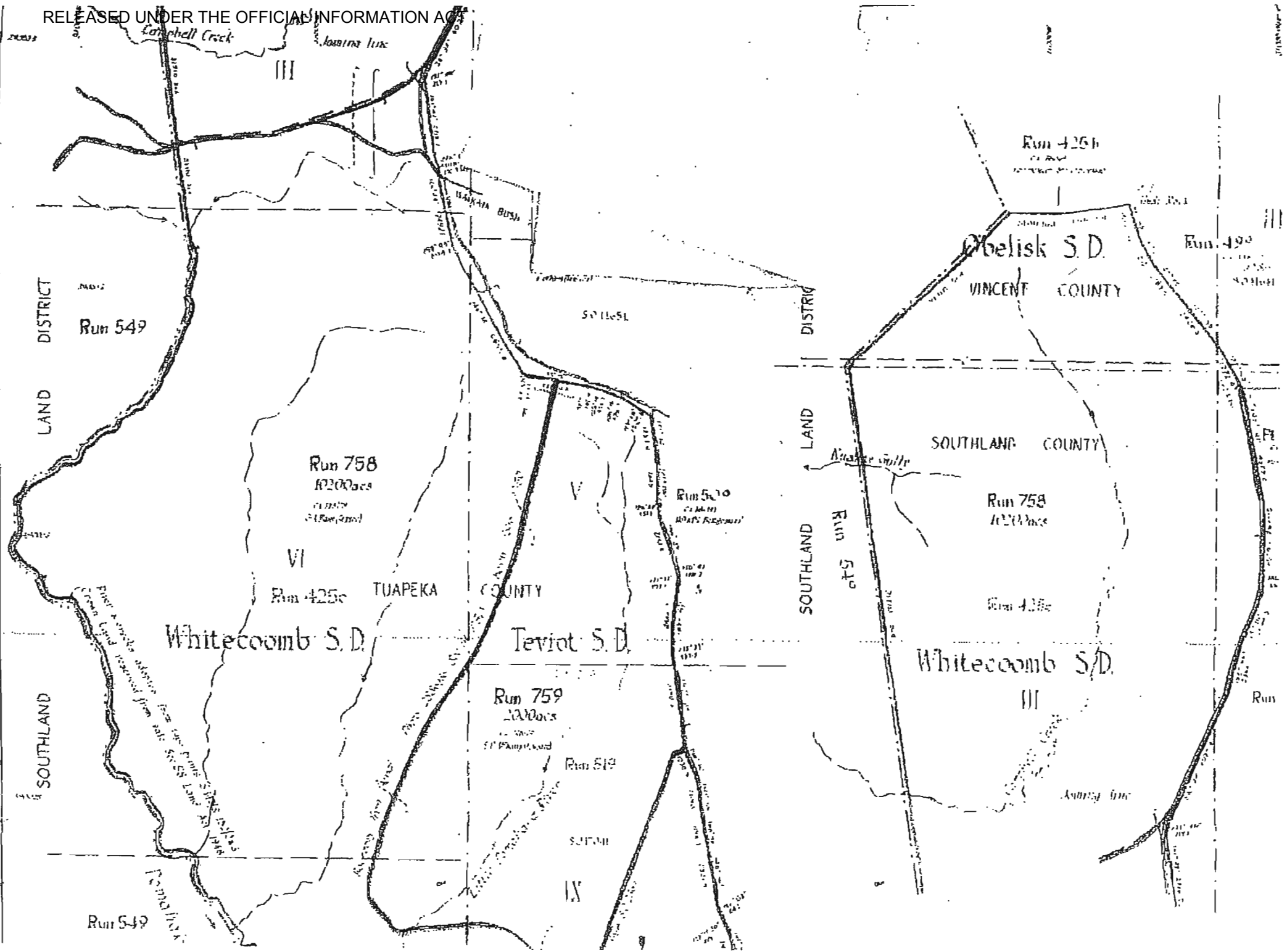
A. E. CHRISTIAN
Chief Surveyor
Per: *L. Cowan*

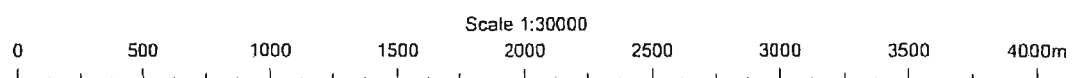
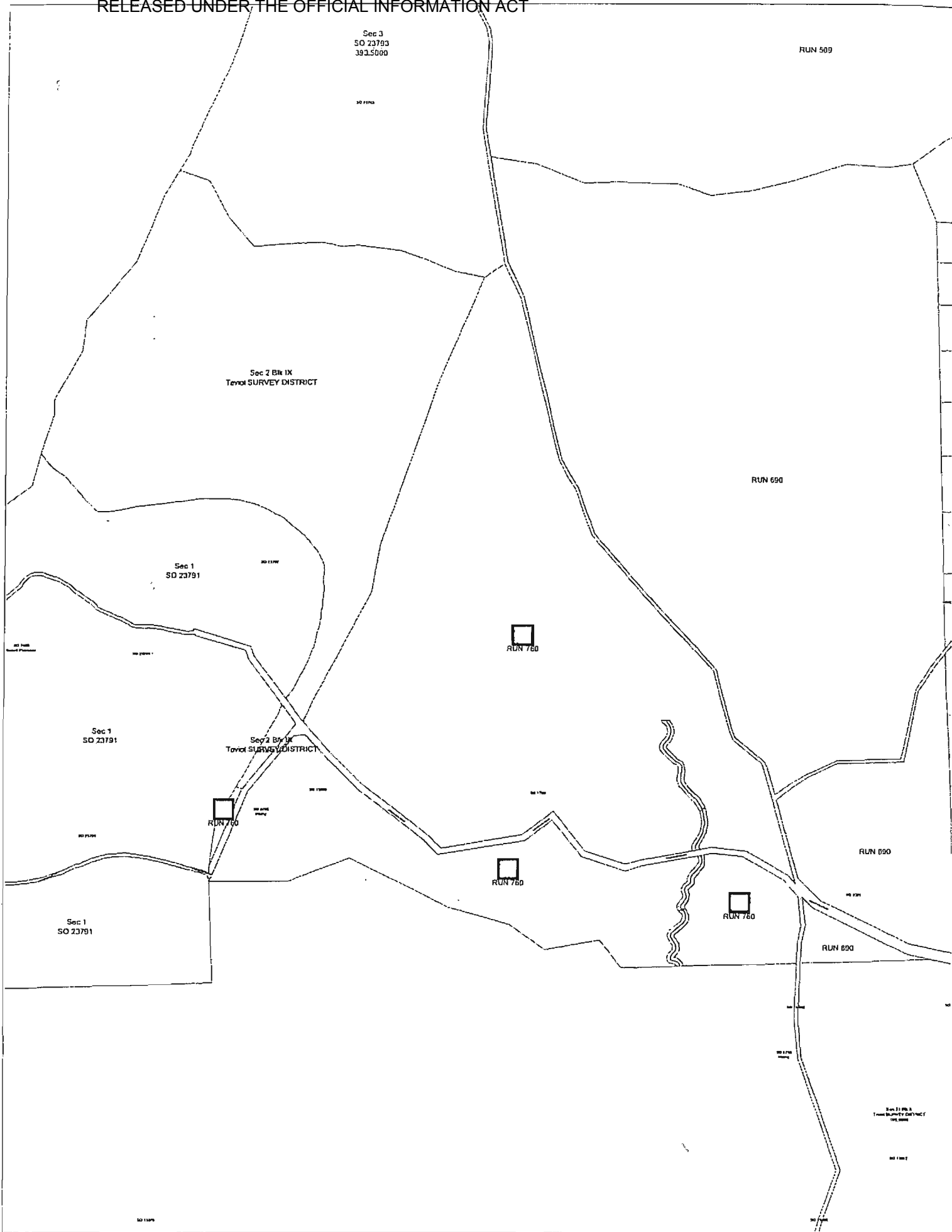
Run 51-

11/04/2002

[Handwritten signature]

RELEASED UNDER THE OFFICIAL INFORMATION ACT





Sec 3
SO 23793
391.5000

RUN 509

Sec 2 BIK IX
Tevkt SURVEY DISTRICT

RUN 690

Sec 1
SO 23791

RUN 760

Sec 1
SO 23791

Sec 2 BIK IX
Tevkt SURVEY DISTRICT

RUN 760

RUN 690

Sec 1
SO 23791

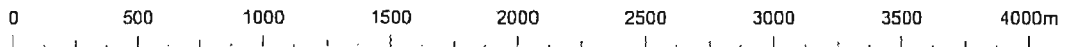
RUN 760

RUN 760

RUN 690

Sec 2 BIK IX
Tevkt SURVEY DISTRICT

Scale 1:30000



RUN 760

19/04 '02 FRI 15:14 FAX 64 3 4775162 CROWN MINERALS

001

Ministry of Economic Development



Manatū ōhanga

Crown Minerals

Date: 19/04/02

To: Martin George

Fax Number: 03 4775162

From: Michelle Stokes (contact details below)

Priority:

Pages: 1

NOTE OF CONFIDENTIAL INFORMATION: This facsimile message contains information that is confidential and that may be subject to legal privilege. If you are not the intended recipient, you are hereby notified that you must not use, review, disseminate, distribute or copy this facsimile message. If you have received this message in error, please immediately notify us by facsimile or telephone (call collect) and return the original message to us by mail. Thank you.

SUBJECT: MINING INTERESTS

// There are no granted permits or applications for permits on the area described in your fax of 12/4/02 as Run 760 Teviot Surbey District

There are no granted permits or applications for permits on the area described in your fax of 18/4/02 as Part Run 743 on H39 and H40

M Stokes

Michelle Stokes
NMI Administrator

Manager of New Zealand's
crown owned mineral estate

Head Office, 33 Bowen Street, PO Box 1473, Wellington, New Zealand
Tel: 474 2941; Fax: 499 0888; www.crownminerals.govt.nz



FACSIMILE

For Addressee Only

FAXED

TO	Michelle Stokes	COMPANY	Crown Minerals <i>12/4/02.</i>
FAX NO	(04) 499 0968	PAGES	2 (including this page) <i>replied</i>
FROM	Martin George	DATE	12 April 2002
TEL NO	+64 3 474 0571	REPLY FAX	+64 3 477 5162
SUBJECT	NZMS 260 SHEETS – G43 MINING INTERESTS.		

This office has a contract with Land Information New Zealand Wellington, to research interests (if any), over certain back country pastoral runs.

Could you please advise if there are any Prospecting Exploration and or Mining Interests granted over the area highlighted on the attached plan being:

Run 760 Teviot Survey District.

NZMS 260 Series G43.

(If there is a granted interest, could I have a copy of the relevant sheet schedule and an A3 copy only from the Mining Privilege Map for the pastoral run area of interest).

Any costs involved please invoice this office to my attention and clearly mark the invoice "Contract 50268", thank you.

Martin George
 Martin George
 Accredited Supplier

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 the above Telephone Number.
 DTZ New Zealand Ltd MREINZ, 248 Cumberland Street, P O Box 5744, Dunedin

19 APR 2002



Department of Conservation
Te Papa Atawhai

Our ref: P302

18 April 2002

DTZ New Zealand
Box 5744
DUNEDIN

Attention: Martin George

Dear Sir

TENURE REVIEW: GRAFTON HILLS

I refer to your letter of 12 April 2002.

A marginal strip is located within the boundaries of this lease and this is shown on the attached plan as con unit G43004.

Adjoining the lease is an area of conservation land shown as cons unit G43001.

As the department has not always received advice from LINZ when marginal strips are created the department is not able with certainty to say whether there are any other marginal strips affecting this property.





Yours faithfully

Ken Stewart
Community Relations Supervisor
For Conservator

A handwritten signature in black ink, appearing to read 'Ken Stewart', written over a horizontal line.

Grafton Hills



-  Pastoral lease.shp
-  Marginal strips.shp
-  Requiring definition.shp
-  Estate.shp

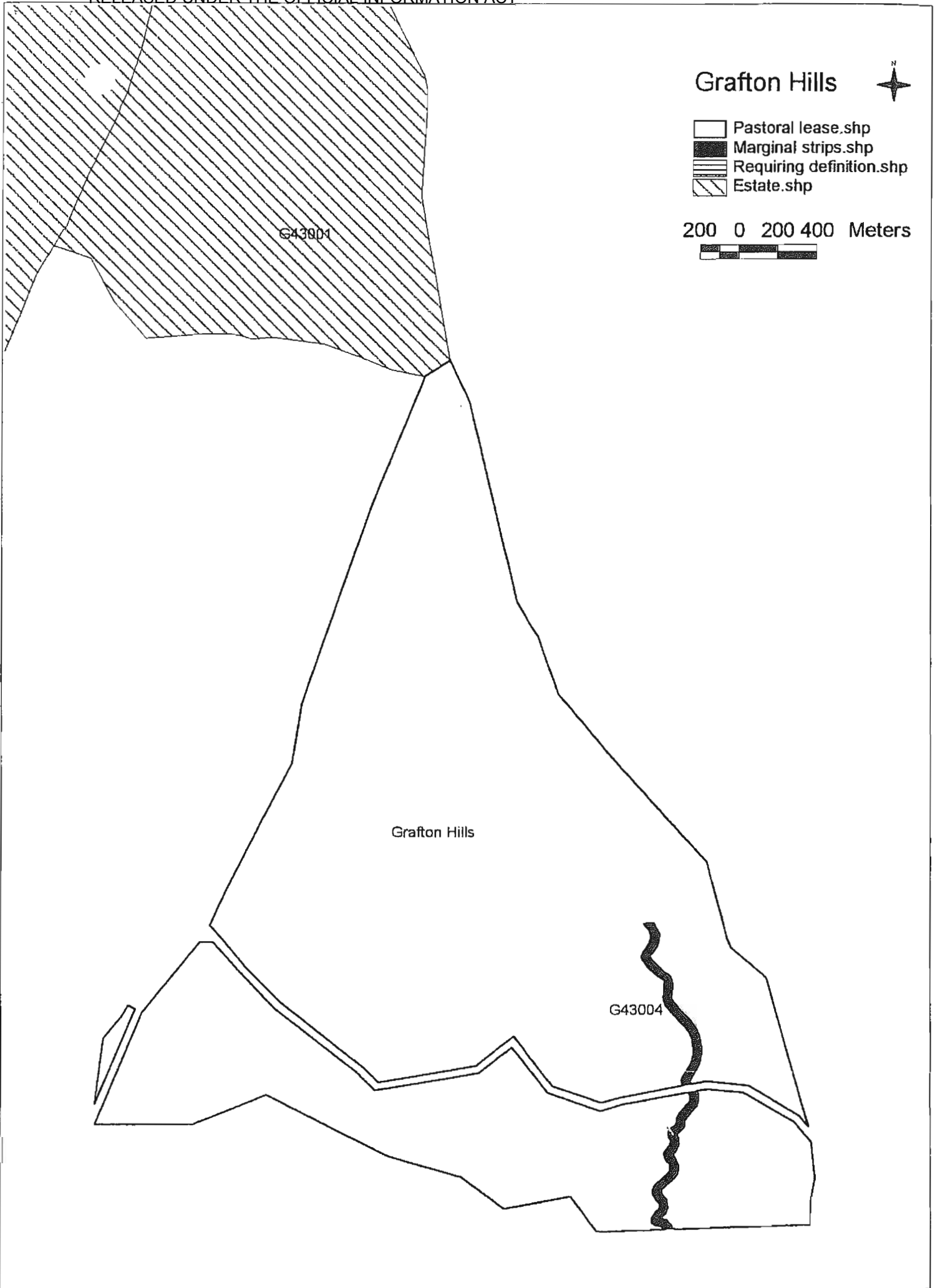
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G43901

Grafton Hills

G43004





New Zealand

International Property Advisers

File P302

Department of Conservation
PO Box 5244
DUNEDIN

12 April 2002

Attention: Mr Tony Perrett

Dear Sir,

**RE: PASTORAL TENURE REVIEW – GRAFTON HILLS PASTORAL
LEASE.**

As you are aware, the process for the pastoral tenure review on certain runs has been more recently instigated by Land Information New Zealand (LINZ).

This office, under contract to LINZ has the task of researching and providing a status investigation amongst other things.

To satisfy the requirements of the LINZ report, it is necessary for the Department of Conservation to comment in respect to allocations (adjoining and or within) and any concessions over the run under review (NZMS 260 sheet reference G43).

Attached is a copy of Crown Lease 2C/891, the SDI printout and SO Plan 15989. The cadastral plan is not available at this stage. Please advise if you do not have sufficient information to comment on the allocations and concessions.

Would you please comment on the pastoral run:

- Run 760, Teviot Survey District.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Martin George'.

Martin George
Accredited Supplier

DTZ New Zealand Limited MREINZ, 248 Cumberland Street, Dunedin, PO Box 5744 Dunedin, New Zealand
Telephone +64 3 474 0571 Fax +64 3 477 5162 Email dunedin@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.