

Crown Pastoral Land Tenure Review

Lease name : THE BEECHES I

Lease number : PO 175

Due diligence report (including status report) - Pt 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.

September 04

SCHEDULE A:

Due Diligence Report.

KNIGHT FRANK (NZ) LIMITED

Appendix A

This report has been prepared on the instruction of Land Information New Zealand in terms of the contract number 50268 dated 31 August 2001 and is undertaken for the purposes of the Crown Pastoral Leases Act 1998.

LAND STATUS REPORT for THE BEECHES				[LIPS ref.12486]
Property	1	of	1	

Land District	Otago
Legal Description	Part Run 204B and Sections 25 and 26 Block IV Upper Taieri Survey District situated in Blocks IV & VIII Upper Taieri and Blocks I & V Rock & Pillar Survey Districts.
Area	1067.5607 hectares
Status	Crown Land subject to the Land Act 1948.
Instrument of lease	All Computer Interest Register OT386/60 pursuant to section 66 and as registered under section 83 of the Land Act 1948.
Encumbrances	Compensation certificate 392949 pursuant to section 17 Public Works Amendment Act 1948 Transfer 645939.1 grant of easement to convey water Certificate 916504.1 licence for a water race Certificate 935468.1 licence for a water race Certificate 937292.1 licence for a water race Transfer 955680.1 grant of easement to convey water Subject to Part IVA 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 purchase 1848.
Statute	Land Act 1948 & Crown Pastoral Land Act 1998.

Data Correct as at	07 January 2002
[Certification Attached]	Yes

Prepared by	Peter M King
Crown Accredited Supplier	Knight Frank (NZ) Limited

KNIGHT FRANK (NZ) LIMITED

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 31 August 2001 and is undertaken for the purposes of the Crown Pastoral Leases Act 1998.

LAND STATUS REPORT for THE BEECHES				[LIPS ref.12486]
Property	1	of	1	

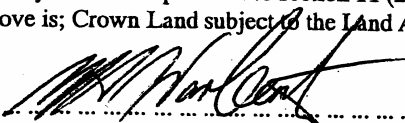
Land District	Otago
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Statute	Land Act 1948 & Crown Pastoral Land Act 1998.

Data Correct as at	07 January 2002
[Certification Attached]	Yes

Prepared by	Peter M King
Crown Accredited Supplier	Knight Frank (NZ) Limited

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 Warburton, Chief Surveyor
 Land Information New Zealand, Dunedin
 Otago Land District

Date: 25/1/2002



File Reference : CH 978

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www.knightfrank.co.nz

CERTIFICATE OF AUTHORISATION

(Crown Land subject to the Land Act 1948)

**PROPERTY ADDRESS: "THE BEECHES"
HAMILTON ROAD
PIG BURN
OTAGO LAND DISTRICT**

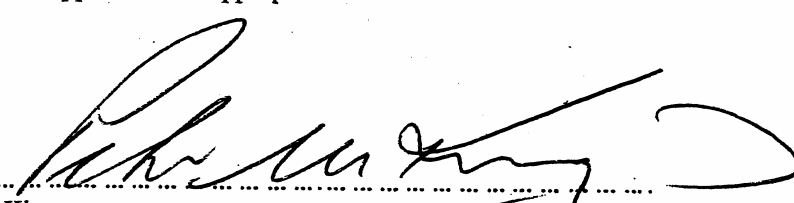
ASSURANCE

Knight Frank (NZ) Limited 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 CCPO; Roading/Legalisation, Volume 4, OSG Standard 1999/05

In giving this assurance **Knight Frank (NZ) Limited** undertakes that all relevant policy instructions, legal requirements, court judgements and any other matters have been taken into account and applied where appropriate.


.....
Peter M King
Crown Accredited Supplier

Date: 07 January 2002

THE BEECHES Property 1 of 1

<p>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</p>	<p>Valuation report dated 12 May 200, notes an archaeological site within the run boundary, gravel pit and a haybarn that straddles the freehold/run boundary.</p> <p>File records a Deed of Grant of Easement (SO 21966) under action with Land Information New Zealand as at 1998 (folio 30 P175).</p>
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LAND STATUS REPORT THE BEECHES				[LIPS ref 12486]
Property	1	of	1	

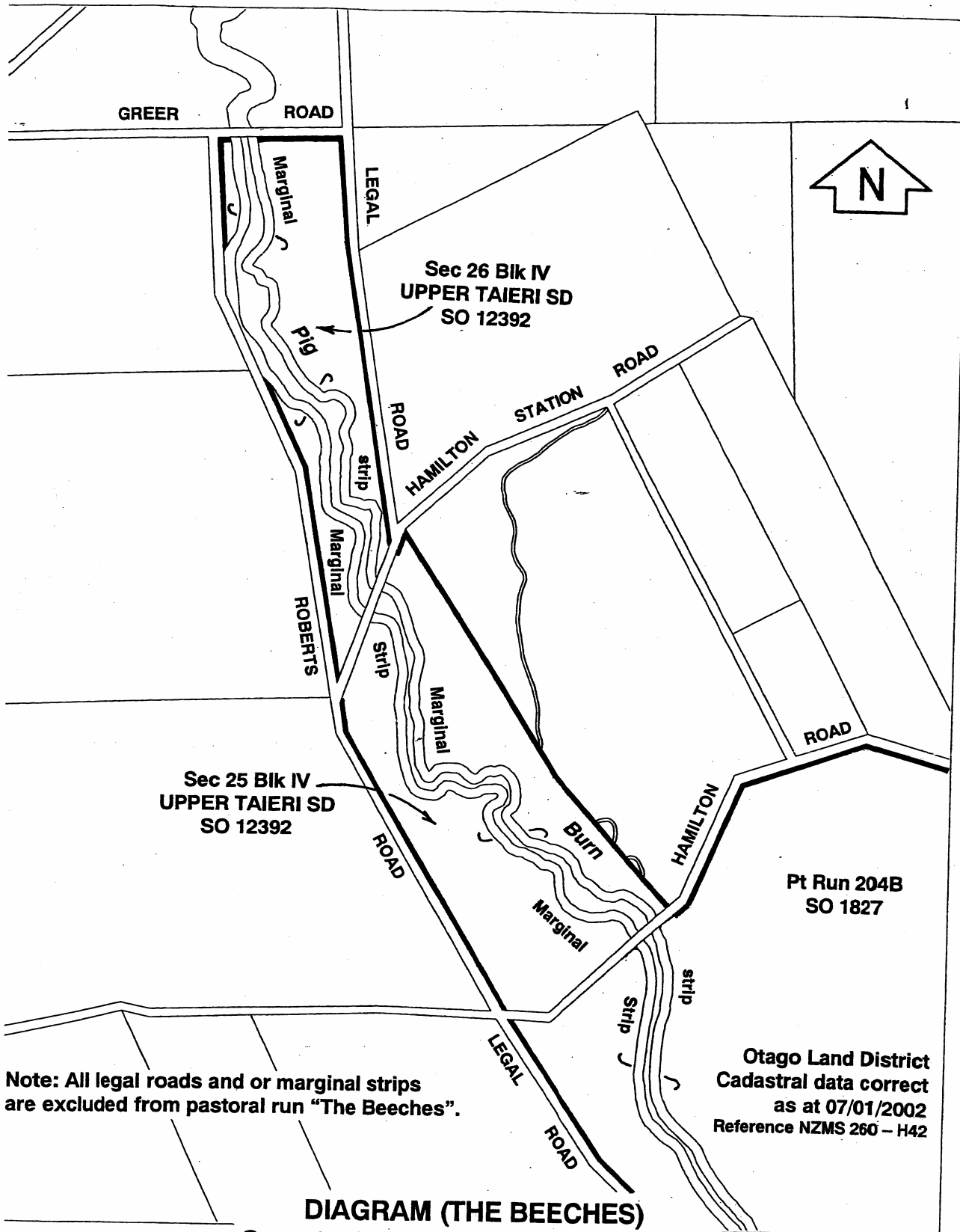
Research Data: Some Items may be not applicable

Property	1	of	1	
SDI Print Obtained	Yes			
NZMS 261 Ref	H42			
Local Authority	Central Otago District Council			
Crown Acquisition Map	Kemp Purchase 1848			
SO Plan	SO 1827 (1895) & 12392 (1956)			
Relevant Gazette Notices	N/A			
CT Ref/ Lease Ref	All CIR OT386/60 (1957)			
Legalisation Cards	N/A			
CLR	N/A			
Allocation Maps (if applicable)	SOE - SO 22230 (H42) no overlaps DoC - SO 22268 (H42) no overlaps			
Rating Ref - if known	All assessment 28330-19700			
Crown Grant Maps	N/A			
If Subject land Marginal Strip:				
a) Type [Sec 24(9) or Sec 58]	SO 1827 section 24(3) Conservation Act 1987. Plan face sets out and notes "Riverbank Reserve" in area schedule for Pig Burn. SO 12392 section 24(9) Conservation Act 1987			
b) Date Created	1990 & 1993			
c) Plan Reference	SO 1827 (1895) & SO 12392 (1956)			

LAND STATUS REPORT THE BEECHES				[LIPS ref 12486]
Property	1	of	1	

Research – continued

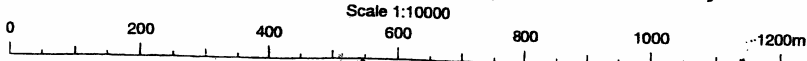
Property	1	of	1	
If Crown land - Check Irrigation Maps.				N/A
Mining Maps				No interest recorded National Mining Index.
If Road				
a) Is it created on a Block Plan - Section 43(1)(d) Transit NZ Act 1989				a) Section 110A Public Works Act 1928.
b) By Proc				b) N/A
c) Plan				c) SO 1818 & 1827
Other Relevant Information				
a) Concessions - Advice from DOC or Knight Frank.				a) There are no DoC concessions and or no current Recreation Permits. Conservation land adjoins the northern boundary of Run 204B.
b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998 or Northern South Island Regional Landbank.				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 from the Crown since its acquisition for settlement purposes from the former Maori owners under the Kemp (1848) Contained in [provide evidence]: CL 336/90 (1925) and LO 1698 (1924) earliest recorded lease/licence available in the Land Titles Office after the Otago Waste Lands No.1 Act 1863.
d) Other Info				d) N/A

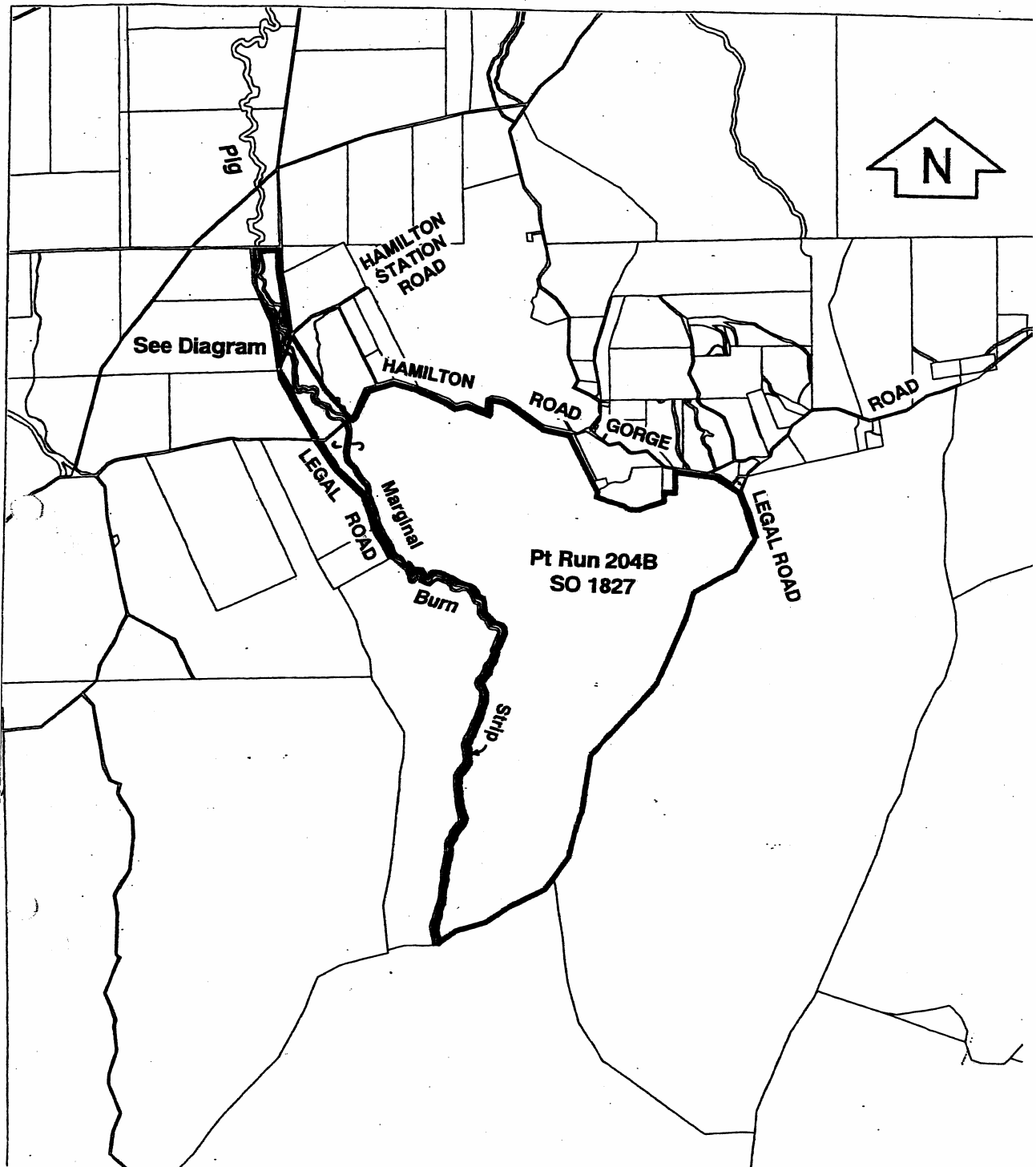


Note: All legal roads and or marginal strips are excluded from pastoral run "The Beeches".

Otago Land District
Cadastral data correct
as at 07/01/2002
Reference NZMS 260 - H42

DIAGRAM (THE BEECHES)
Secs 25 & 26 Blk IV Upper Taieri SD)

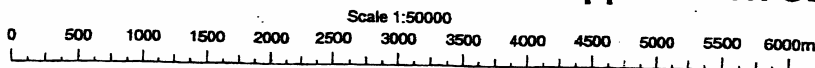


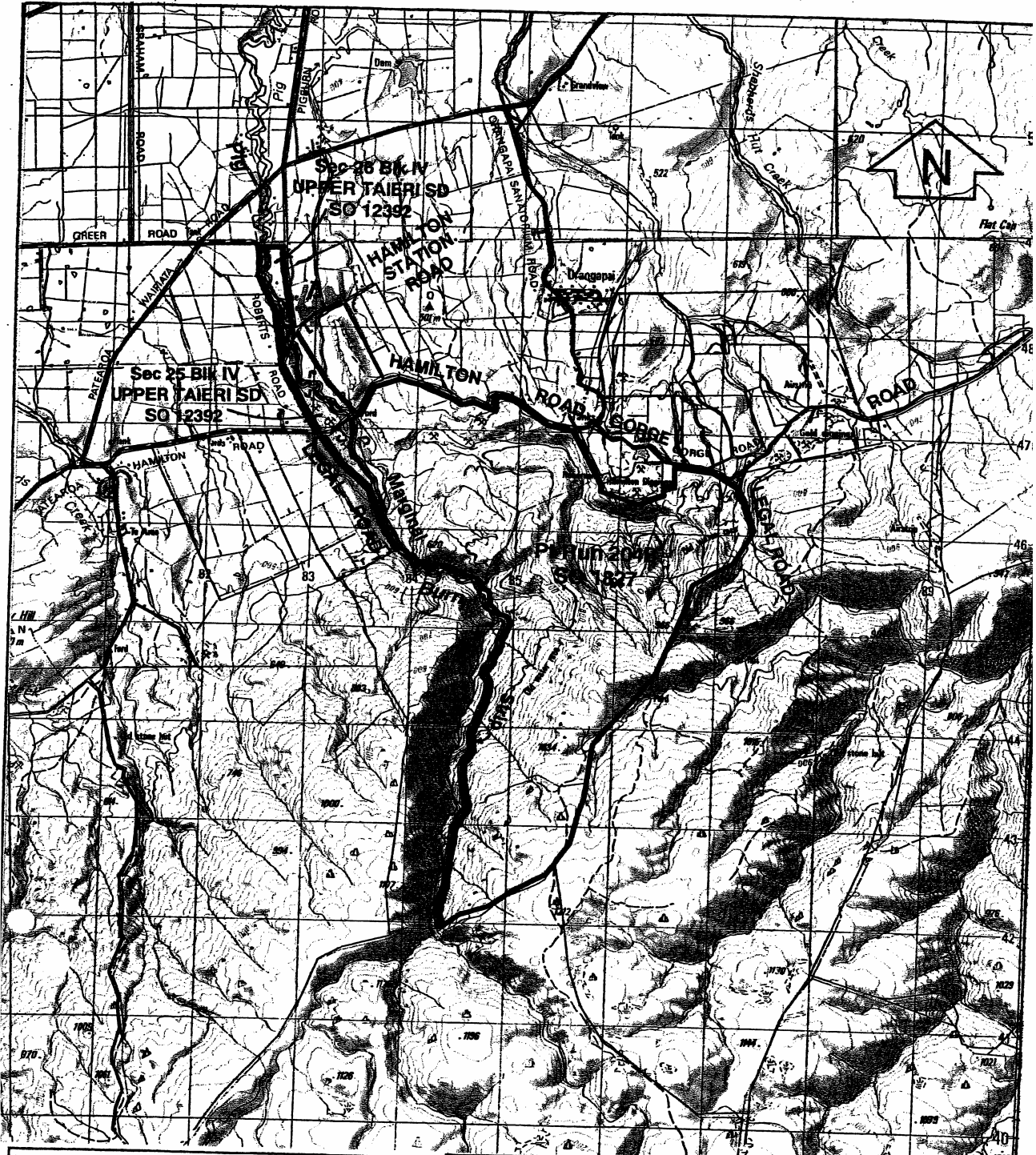


Note: All legal roads and or marginal strips are excluded from pastoral run "The Beeches".

Otago Land District
Cadastral data correct
as at 05/11/2001
Reference NZMS 260 - H42

THE BEECHES
(Pt Run 204B, Secs 25 & 26 Blk IV Upper Taieri SD)





**EXCLUDES ALL LEGAL ROADS
AND MARGINAL STRIPS (IF ANY)**

Version	1	2	3	4	5
Otago Land District					Sheet 1 of 1
NZMS 260 H42					Date 05/11/2001

THE BEECHES
(Pt Run 204B, Secs 25 & 26 Blk IV Upper Taieri SD)

