

Crown Pastoral Land Tenure Review

Lease name :
SHAG VALLEY STATION

Lease number : PO 331

Due diligence report (including status report)

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.

October 04



DUE DILIGENCE REPORT
CPL PRE TENURE REVIEW ASSESSMENT STANDARD 6:
SHAG VALLEY PASTORAL LEASE

File Ref: CON/50269/09/12579/A Report No: DN0111 Report Date: 15/04/2002
Office of Agent: Dunedin LINZ Case No: TR02/427 Date sent to LINZ: 18/04/2002

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 there are no incomplete actions or potential liabilities.

Signed by Opus:

[Signature of M Brown]

M Brown
Property Consultant

[Signature of D Payton]

D Payton
Contract Manager

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

[Signature of Grant Kasper Webley]

Name: GRANT KASPER WEBLEY
Date of decision: 29 / 4 / 02

1. Details of lease:

Lease Name: Shag Valley
Location: On State Highway 85 approximately 24 kilometres from Palmerston
Lessee: J Bell
Tenure: Pastoral Lease under the Land Act 1948 – Po311
Term: 33 years from 1 July 1971
Annual Rent: \$640.00
Rental Value: Calculated on stock unit basis
Date of Next Review: 30 June 2004
Land Registry Folio Ref: OT 4C/705
Legal Description: Run 781 situated in Blocks I, II and XVI Waihemo Survey District
Area: 1821.0854 hectares

2. File Search

Files held by Agent on behalf of LINZ:

File Reference	Volume	From	To
CON/50213/09/12579/A-ZNO	1	01/07/2000	Date
Po/311-SDN-02	2	03/11/1986	30/06/2000

Files held by Opus International Consultants Limited on behalf of LINZ:

File Reference	Volume	From	To
CON/50269/09/12579/A-ZNO	1	19/01/2002	Date

Other relevant files held by LINZ:

File Reference	Volume	From	To
Po/311-SDN-01	1	29/04/1958	07/08/1986

3. Summary of lease document:

Terms of lease

Stock Limitation in Lease

2125 sheep which number shall not include more than 1700 breeding ewes nor more than 125 cattle which number shall not include more than 110 breeding cows, but while worked with other land, no objection to 1200 breeding ewes all year, 320 breeding ewes end September/March, 1600 hoggets/2 toothed mid September/mid April and 125 cattle (including 110 breeding cows)

Commencement Date

1 July 1971

Special Provisions

There are no special provisions in the lease.

Area adjustments

There are no area discrepancies

Registered interests

755453.2 Mortgage to ANZ Banking Group (New Zealand) Limited – 30.5.1990

974061.1 Variation of Mortgage 755453.2 – 30.8.1999

Unregistered interests

There are no known unregistered interests in the property

4. Summarise any Government programmes approved for the lease:

A Land Improvement Agreement under the Soil Conservation and Rivers Control Act 1941 was approved in 1984 and registered against the title in 1985. The work programme included sub divisional fencing, oversowing and topdressing. File records indicate the work programme stalled in 1988, and the Historic Title indicates the agreement was discharged in 1996.

5. Summary of Land Status Report:

Opus International Consultants Limited undertook a Land Status Check on 12 March 2002. This check confirms the status of the Land as Crown Land under the Land Act 1948, subject to Pastoral Lease Po311. 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 indicates the following:

- There are some minor variations between the fenced and legal boundaries along the southeastern and northwestern boundaries.
- There are a set of yards at approximately NZMG I41 225430.

7. Details of any neighbouring Crown or conservation land

Neighbouring Crown or Conservations Lands are detailed as follows:

	Legal Description	Status	Owner/Lessee
North	Run 700	Pastoral Lease (Kinross Station)	Her Majesty the Queen/ KH & GA Muldrew
	Section 1 Block XII Otepopo Survey District	Scenic Reserve	Minister of Conservation

8. Summarise any uncompleted actions or potential liabilities:

There are no incomplete actions or potential liabilities that may affect the tenure review of this property.

Schedule A – Land Status Report

OPUS INTERNATIONAL CONSULTANTS LIMITED

DUNEDIN OFFICE OFFICIAL INFORMATION ACT

Project Number 6NLITR.02/316YD




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 Shag Valley Station		LIPS Ref 12579
Property	1	of 1

Land District	Otago
Legal Description	Run 781 situated in Blocks I, II and XVI Waihemo Survey District.
Area	1821.0854 ha.
Status	Crown Land under the Land Act 1948 subject to Pastoral Lease Po331.
Instrument of title / lease	OT4C/705.
Encumbrances	None found.
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 1848 Kemp Purchase.
Statute	Land Act 1948 and Crown Pastoral Land Act 1998

Data Correct as at	12 March 2002
[Certification Attached]	

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

Peer Reviewed :  J Kirk
12 / 3 / 2002

LAND STATUS REPORT for Shag Valley Station				LIPS Ref 12579
Property	1	of	1	

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 under the Land Act 1948 subject to Pastoral Lease OT4C/705



Max Haydn Warburton

Chief Surveyor

Land Information New Zealand, Dunedin.

16 1 4 2002

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.	Files not available at time of preparation of this report.
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LAND STATUS REPORT for Shag Valley Station				LIPS Ref 12579
Prop. No.	1	of	1	

Research Data: *Some Items may be not applicable*

SDI Print Obtained	Yes.
NZMS 261 Ref	I 42.
Local Authority	Waitaki District.
Crown Acquisition Map	Kemp Purchase.
SO Plan	SO 17026- of July 1970 being a plan of Run 781 Blocks I, II & XVI Waihemo Survey District. Sighted but not relevant to status – SO's 1842 (topo), 1843 (trig), 23101, (Moeraki Regional boundaries), 22058 (eastern boundary) and 20183 (Section 3).
Relevant Gazette Notices and / or Computer interest register.	OT4C/705.
CT Ref / Lease Ref	OT4C/705 Historical.
Plan Index	SO 17026.
Legalisation Cards	SO 17026 - No card.
Statutory Actions (Landonline)	None found.
CLR	Confirms Pastoral Status – 4C/705.
Allocation Maps (if applicable)	I42 – DoC, Proposed SOE Claims and SOE maps sighted – nothing found in respect to this subject property.
VNZ Ref - if known	26180/52100.
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(3) strip on Middle Branch of Waianakarua River adjoining lease. b) Not known but plan approved June 1982 c) SO 20184
If Crown land – Check Irrigation Maps.	I42 No irrigation map found.
Mining Maps	I42 Notes PP 39143 Macraes Mining Co Ltd. Index notes Not granted.

LAND STATUS REPORT for Shag Valley Station

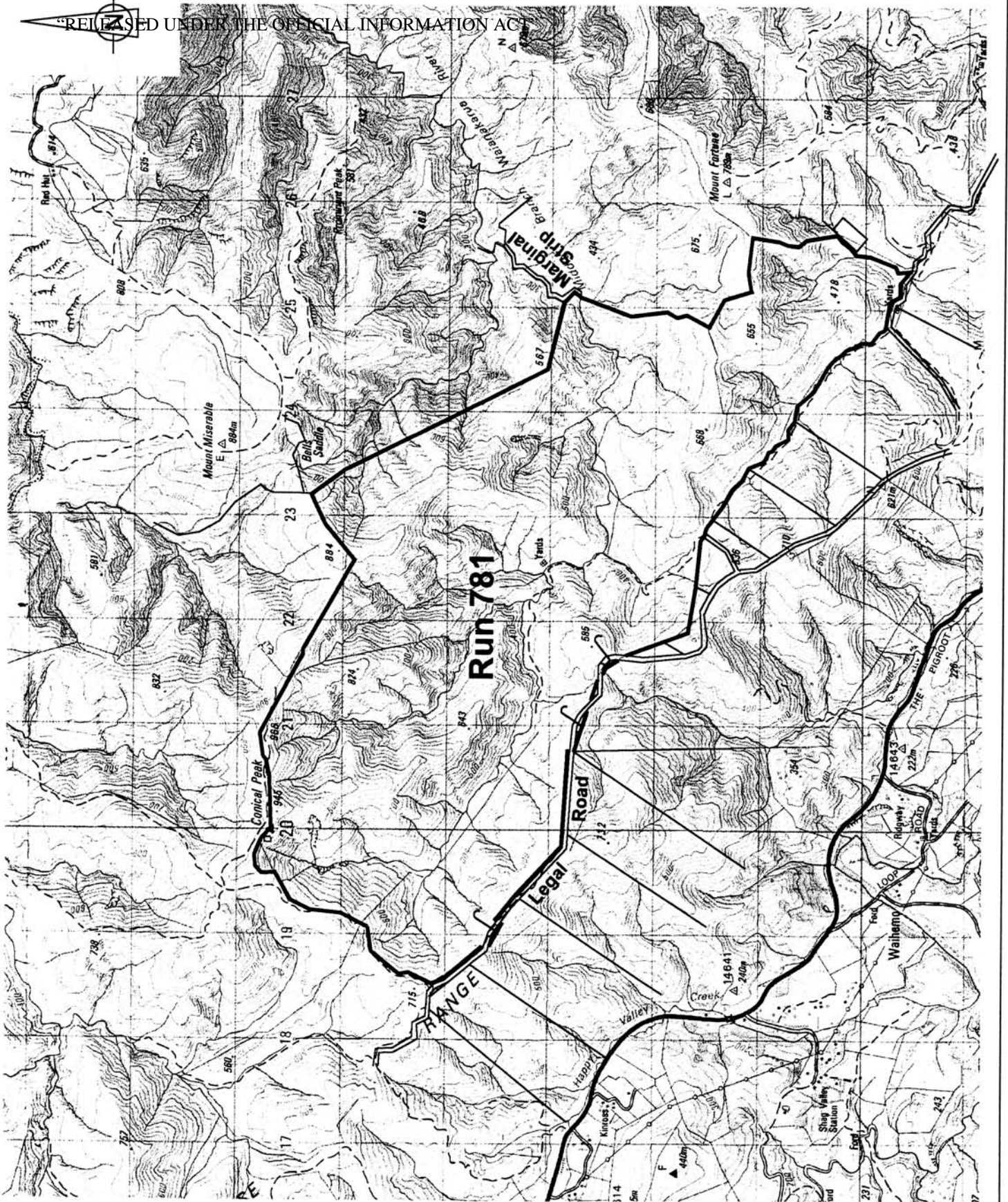
LIPS Ref 12579

Project 1 of 1

<p>If Road</p> <p>a) Is it created on a Block Plan – Section 43(1)(d) Transit NZ Act 1989</p> <p>b) By Proc</p>	<p>a) SO Plan N/A</p> <p>b) Proc Plan</p> <p>c) Gazette Ref</p>
<p>Other Relevant Information</p> <p>a) Concessions – Advice from DOC or Knight Frank.</p> <p>b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998</p> <p>c) Mineral Ownership</p> <p>d) Other Info</p>	<p>a) No DoC Concessions within peripheral boundaries of lease.</p> <p>b) No.</p> <p>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 1848 Kemp Purchase</p> <p>d)</p>



RELEASED UNDER THE OFFICIAL INFORMATION ACT



Version	1	2	3	4	5
Otago Land District	Sheet 1 of 1				
NZMS 260 1.42	Date 12/02/2002				

Shag Valley Station

Scale 1 : 50000

Graphics by :
TL Survey Services Ltd DUNEDIN

