

Crown Pastoral Land Tenure Review

Lease name :
WAIPATA SYNDICATE

Lease number : PO 214

Due diligence report (including status report) - Pt 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.

September 04

**DUE DILIGENCE REPORT - WAIPIATA SYNDICATE
CROWN PASTORAL LAND PRE TENURE REVIEW ASSESSMENT STANDARD 6**

File Ref:	CON / 50272 / 09 / 12508 / A-ZNO	Report No:	Q V V 347	Report Date:	21 May, 2002
Accredited Supplier	ABERCROMBIE & ASSOCIATES LTD	LINZ Case No:		Date sent to LINZ	22 / 5 / 2002

RECOMMENDATIONS

- 1 That the Commissioner of Crown Lands or his delegate **note** this Due Diligence Report which has been prepared in accordance with the Pre Tenure Review Assessment Standard;
- 2 That the Commissioner of Crown Lands or his delegate note the following incomplete actions which require action by the Manager, Crown Property Management [*or other party*];

Details of incomplete actions requiring completion by the CCPO or other party:

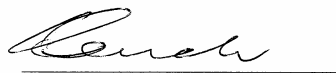
Land for marginal strip along Sow Burn as shown marked D - E and F - G on SO 1827 created pursuant to Sections 24(9) and 24(F), Conservation Act 1987 was removed from the lease on renewal by 871680 with no derived reduction of the leased area. Notwithstanding the lessee agreeing to the conditional lease renewal, there is no known record of compensation having been paid to the lessee for the dispossession.

Signed by Sub-contractor:



David J Abercrombie
Nominated Person for Accredited Supplier

Signed by contractor:



Barry Dench
Team Leader for Tenure Review
Quotable Value [Valuations]

Approved / Declined

[pursuant to a delegation from the Commissioner of Crown Lands] by:

[_____]

Date of decision: / /

1 Details of lease:

Lease name: Waipiata Syndicate

Location: Patearoa, Central Otago

Lessee: J D Hore, P A Hore, H I Hunter, R N Macassey, P J Becker, W J Becker, W N Becker, R C White, T L Crutchley & R M Crutchley

Tenure: Pastoral lease of pastoral land pursuant to the Land Act 1948.

Term: 33 years from 1 July 1959. The lease was renewed for a further 33 years as at 1 July 1992.

Annual rent: \$645.00

Rental value: \$43 000.00

Date of next review: 1 July 2003

Land registry Folio Ref: OT386/107 [See copy at appendix 1]

Legal description: Run 204 F, Otago Land District

Area: 1133.1198 hectares

2 File Search

Files held by accredited supplier on behalf of LINZ:

File reference	Volume	First folio number	Date	Last folio number	Date
P 214	I	1	25 November 1902	163	23 December 1970
P 214	II	164	11 January 1971	282	8 June 1999
CON/50213/09/12508/A-ZNO		1	12 September 2000	24	18 June 2001

Folios relating to uncompleted actions are:

File reference	Volume	Folio number	Date
P 214	II	265	5 May 1992

For further details see Section 8 of this due diligence report.

3 Summary of lease document

Terms of lease

Lease number:	P 214
Commencement date:	1 July 1959
Renewal instrument number:	871680 <i>[See copy at appendix 2]</i>
Lease stock limits:	2310 sheep
Memorandum of Variation	Not applicable [Variation 235792 is spent]
Any non-standard conditions	There are no non-standard conditions

Area adjustments

The area comprising the Marginal Strips have not been deducted from the area of land leased except through application of Part IV of the Conservation Act on renewal of the lease by 871680 - for further details see appendix 3.

Registered interests

SUBSTANTIAL INTEREST	SUMMARY
871680 - Memorandum of renewal	In accordance with conditions of lease - <i>for further details see appendix 2.</i>

Unregistered interests

INTEREST	SUMMARY
Recreation permits	There is no record on file of any recreation permits over the lease
Unsecured debts	None known
Marginal strips	Marginal strip exists along Sow Burn as shown marked D - E and F - G on SO 1827 created pursuant to Sections 24(9) and 24(F), Conservation Act 1987 on renewal of the lease by 871680 - <i>for further details see appendix 3.</i>

4 Summarise any Government programmes approved for the lease:

Not applicable

5 Summary of Land Status Report

The land the subject of this report is Crown Land subject to Pastoral Lease P 214 as certified by the Chief Surveyor, Dunedin.

A copy of the certified land status report is appended as Schedule A.

6 Review of topographical and cadastral data

Telecommunications facilities	Believed to be not applicable
Electricity transmission facilities	Believed to be not applicable
Historic places	Believed to be not applicable
Discrepancies between fenced and legal boundaries	Believed to be not applicable
Formed Roads	The various roads/tracks do not follow a legal road alignment
Paper roads	Believed to be not applicable
Marginal strips	Marginal strips exist along Sow Burn as shown marked D - E and F - G on SO 1827 created pursuant to Sections 24(9) and 24(F), Conservation Act 1987 on renewal of the lease by 871680 [For further details see appendix 3]
Other [specify]	Believed to be not applicable

[See copy of cadastral plan and topographical map at appendix 4]

7 Details of any neighbouring Crown or conservation land

In a clockwise manner the Crown [including land of the crown] or conservation land adjoining/adjacent to the land the subject of this report is:

Run 204 D

SITUATION	STATUS
West of leased land	Crown land subject to pastoral lease as recorded in register volume OT386/123

Run 248 J

SITUATION	STATUS
South of leased land	Crown land subject to pastoral lease as recorded in register volume OT386/35

8 Summarise any uncompleted actions or potential liabilities

Your attention is drawn to the following:

Land for marginal strip along Sow Burn as shown marked D - E and F - G on SO 1827 created pursuant to Sections 24(9) and 24(F), Conservation Act 1987 was removed from the lease on renewal by 871680 with no derived reduction of the leased area. Notwithstanding the lessee agreeing to the conditional lease renewal, there is no known record of compensation having been paid to the lessee for the dispossession.
[For further details see appendix 3]

ATTACHMENTS

- Schedule A land status report [including enclosures]
- Appendix 1 Register volume copy of pastoral lease
- Appendix 2 Memorandum of renewal of lease - 871680
- Appendix 3 File search summary comprising copies of relevant supporting folios referenced in this due diligence report
 - marginal strip
 - SO 1827
- Appendix 4 Cadastral plan and topographical map of pastoral lease